



An
Bord
Pleanála

Board Direction
BD-002245-19
ABP-302573-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development which would result in an increase in height of the existing building would result in an increased level of overshadowing of the existing communal open space, which when taken in conjunction with the poor quality of open space proposed as part of the scheme, would be contrary to the Guidelines for Student Accommodation set out in the current development plan for the area in respect to open space provision and would result in a poor level of residential amenity for existing and future occupants of the development. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/01/2019

Stephen Bohan