



An
Bord
Pleanála

Board Direction
BD-002240-19
ABP-302741-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the quality and distribution of the proposed private open space provided at basement level, the board considered, notwithstanding the provision of private open space at ground floor level, that the proposed development would provide an inadequate level of amenity for future occupants. The Board considered that significant modifications would be required to address these concerns and that these modifications could not be addressed by way of condition. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to agree with the Inspector's reasons and considerations for refusing permission, the Board considered that the development would not constitute overdevelopment of the site, and would not seriously injure the residential or visual amenities of the area.

Board Member

Date: 29/01/2019

Michelle Fagan