



An  
Bord  
Pleanála

**Board Direction**  
**BD-002563-19**  
**ABP-302940-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2019.

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

### **Reasons and Considerations**

Having regard to the layout and design of the proposed development, the proximity of the 7 no. townhouses in Block A to the northern site boundary and the inadequate private open space to be provided to serve same, it is considered that the proposed development would result in a substandard level of residential amenity for prospective occupants. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/03/2019

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Terry Prendergast

**Note:** The Board Noted the revised distances between Blocks A and B in Drawing No D1000-A031-A submitted to the planning authority on 23 August 2018.

Please issue Direction with Order.