



An
Bord
Pleanála

Board Direction
BD-002306-19
ABP-303190-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2019.

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

Reasons and Considerations

The Board considered that the proposed residential unit would fail to provide an adequate level of amenity for future occupants due to its situation immediately beside a lane providing access to the back of several commercial premises, having regard to the disturbance that would arise from the established use of that lane for deliveries and waste management, and to the restricted outlook and natural light that would be available to the proposed residential unit. The proposed development would therefore seriously injure the residential amenities of future occupants and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/02/2019

Paul Hyde