



An  
Bord  
Pleanála

**Board Direction**  
**BD-002713-19**  
**ABP-303212-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2019.

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

### **Reasons and Considerations**

The Board considered that the proposed development constitutes overdevelopment, having regard to the site configuration, footprint, scale, mass, height and design of the proposed block. It would represent an overbearing feature within the streetscape, and would be visually conspicuous and obtrusive, would fail to integrate into the established surrounding built environment, would seriously injure the residential amenities of adjoining properties especially Nos 4-6 Thorncastle Street where it would obstruct access to daylight to the interior at first and second floor levels. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/03/2019

\_\_\_\_\_  
Paul Hyde