



An  
Bord  
Pleanála

**Board Direction**  
**BD-002696-19**  
**ABP-303230-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2019.

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

### **Reasons and Considerations**

Having regard to the size, scale and design of the proposed development, the pattern of development and the zoning objective of the area, it is considered that the proposed development would not constitute a sensitive infill development, would detract from the character of the area, and would seriously injure the residential amenity of properties in the area and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board, considered that the scale and design of the development would seriously injure the residential and visual amenities of the area.

**Board Member**

**Date:** 27/03/2019

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Michelle Fagan