



An
Bord
Pleanála

Board Direction
BD-003391-19
ABP-303305-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2019.

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 emerging built form and character of the "mews" lane comprising predominately of 2-storey structures, and to the location of the site within an area zoned "Z2" where the objective is "to protect and improve the amenities of residential conservation areas", it is considered that the proposed dwellings, by reason of their height, design and combined bulk, would form an obtrusive feature on the laneway that would be injurious to the visual amenities of the residential conservation area. The proposed development would, therefore, set an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/06/2019

Paul Hyde