



An  
Bord  
Pleanála

**Board Direction**  
**BD-003338-19**  
**ABP-303896-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th June 2019.

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

### **Reasons and Considerations**

1. The proposed 2-bed units do not meet the minimum floor area requirements as set out in Specific Planning Policy Requirement 3 of 'Design Standards for New Apartments – Guidelines for Planning Authorities' (March 2018). As such the proposed development would provide sub-standard residential amenity for future occupiers of the proposed development. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height, scale, bulk and massing of the proposed development on a restricted site, and having regard to the existing character and prevailing pattern of development, the proposed development would appear as an overbearing structure with a detrimental impact on the character and streetscape of Hagan's Court. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18/06/2019

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Stephen Bohan