



An
Bord
Pleanála

Board Direction
BD-003690-19
ABP-304351-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2019.

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

Reasons and Considerations

It is considered that the proposed change of use to residential development, would result in substandard residential amenity by reference to; poor quality layout and daylight/sunlight penetration at ground floor level; poor layout and disposition of private open space provision, including adjacency to a narrow shared laneway which serves separate commercial uses with consequent potential noise and related adverse impacts, both for the ground floor and first floor open space areas; reliance for Unit A, on access via the narrow shared laneway described above. It is considered, therefore, that the proposed development would result in a substandard level of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/08/2019

Chris McGarry