



An
Bord
Pleanála

Board Direction
BD-003801-19
ABP-304382-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th August 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. Having regard to the overall design and layout of the site, and its location within a constrained site area, it is considered that the proposed development would adversely affect the existing residential amenities of the area. It is further considered that the proposed development would provide for a poor standard of residential amenities for proposed occupants of the development. As a consequence the proposed development would therefore be unacceptable and would set a precedent for other such substandard developments in the area. The proposed development, would, therefore, be contrary to the provisions of the City Development Plan 2016-2022 and to the proper planning and sustainable development of the area.

Board Member

Date: 16/08/2019

Stephen Bohan