



An
Bord
Pleanála

Board Direction
BD-004823-19
ABP-305282-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2019.

The Board decided to refuse permission, by a majority of 2:1, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed layout and design of the proposed apartment development in this Protected Structure would produce a cramped and substandard form of development on this site at a density that cannot be accommodated to a level where qualitative residential amenities can be provided for future occupants of the proposed four apartment units, and if permitted in the form proposed, would result in overdevelopment of this built heritage sensitive site and would have the potential to set a precedent for similar buildings to be used to provide poor standard residential units which would seriously injure the residential amenities of future occupants and would fail to have sufficient regard to both local planning policy provisions and the standards set out in the 'Sustainable Urban Housing Design Standards for New Apartments: Guidelines for Planning Authorities', 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/12/2019

Terry Prendergast