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Bord  
Pleanála

**Board Direction**  
**BD-004942-20**  
**ABP-305593-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the close proximity, height, and scale of the proposed development to the previously approved blocks, and to the design and disposition of the proposed infill blocks, the Board considered the proposed development would represent a poor design response where the resulting narrow circulation spaces would be of poor quality and overbearing in nature. The proposed development would have an adverse impact on the amenities of future occupants of the development and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would not integrate with the existing development in the area in a satisfactory manner, and would result in poor quality spaces which would seriously injure the amenities of the area. The proposed

development would, therefore, contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/01/2020

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Michelle Fagan