



An
Bord
Pleanála

Board Direction
BD-005183-20
ABP-305649-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2020.

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

Reasons and Considerations

Having regard to the site location and its proximity to separate adjoining residential properties, the Board considered that the proposed development would seriously injure the amenities of the area, including property in the vicinity, by reason of overbearance. In addition, it is considered that the provision of two dwelling units would constitute overdevelopment of this tight back-land site.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the specific form and layout of the proposed two dwelling units were inappropriate on this constrained site.

Board Member

Date: 18/02/2020

Terry Ó Niadh