



An  
Bord  
Pleanála

**Board Direction**  
**BD-005747-20**  
**ABP-306100-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 6<sup>th</sup>, 2020.

The Board decided, on a vote of 2 to 1, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the layout of the proposed residential units, their limited level of natural light and the arrangements for private open space to serve the residential units, it is considered that the proposed development would fail to provide a satisfactory standard of amenity to meet the needs of future occupants. The proposed development would, therefore, seriously injure the residential amenities of future residents, and would 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 was not satisfied that the proposed development was appropriate in terms of the provision of necessary private open space, and in particular considered that the proposal, involving fenced off enclosures for each of the ground floor bedroom

residential units, was unacceptable in terms of the necessary amenities for future residents. The Board did not agree with the Inspector, or the Planning Authority, that the current proposal overcame the reasons for refusal as outlined in the Board's previous refusal for development on this site, under file reference no. 301583-18.

**Board Member**

**Date:** 13<sup>th</sup> May 2020

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Philip Jones