



An  
Bord  
Pleanála

**Board Direction**  
**BD-005717-20**  
**ABP-306220-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2020.

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

### **Reasons and Considerations**

The proposed development, by reason of its inadequate provision of private open space, would conflict with the provisions of the Cashel and Environs Development Plan 2009-2015, as varied, and with the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in May, 2009. It is further considered that the proposed development would result in substandard form of development which would seriously injure the residential amenities of future residents by reason of the lack of adequate private open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 07/05/2020

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Terry Prendergast