



An  
Bord  
Pleanála

**Board Direction**  
**BD-005988-20**  
**ABP-306613-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the location of the subject site outside the village core of Moneygall, it is considered that the proposed layout and design of the proposed apartment development would produce a cramped and substandard form of development on this site, and by reason of the topography and the constraints of the site would seriously injure the residential amenities of adjacent residential properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. PA reason number 3
3. Having regard to the number of single aspect apartments proposed, lack of access to or functional relationship of private open space with the main living areas and the orientation of private open space areas serving these apartments (where a large number of the sole private open spaces for the first floor apartments would be in shadow for a large proportion of the year), it is considered that the proposed development would give rise to a substandard

form of development for future residents and, as such, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/06/2020

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Michelle Fagan