



An  
Bord  
Pleanála

**Board Direction**  
**BD-007049-20**  
**ABP-307760-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2020.

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

### **Reasons and Considerations**

It is considered that the proposed development, by reason of its proximity to the eastern boundary of the site, would have an unacceptable impact on adjoining residential amenity through overlooking and overshadowing, particularly given the scope within the site to provide for greater separation from adjoining properties. The proposed development would therefore seriously injure the amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/11/2020

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Dave Walsh