



An  
Bord  
Pleanála

**Board Direction**  
**BD-007047-20**  
**ABP-307778-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

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

#### **Reasons and Considerations**

Having regard to the close proximity of the proposed infill blocks to the existing blocks, the narrow width between the footprints and the height, scale and mass and the design of the proposed blocks, and resultant substitution of narrow circulation space for the communal amenity space between blocks, the proposed development would seriously injure the residential amenities of occupants of and the visual and residential amenities of the integrated independent living units and residential care facility within the site and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/11/2020

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Michelle Fagan