



An
Bord
Pleanála

Board Direction
BD-007400-21
ABP-307987-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2021.

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 restricted size of the site, it is considered that the proposed development represents an overdevelopment of the site by way of an excessive number of apartment units, in particular of units with a single aspect facing generally north, which, in conjunction with the absence of communal open space and a minimal provision of other facilities within the proposed development would result in a substandard level of amenity and services for future residents. The proposed development would therefore seriously injure the residential amenities of the area, would represent overdevelopment of the site, and would otherwise not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 22/01/2021

Michelle Fagan