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Bord  
Pleanála

**Board Direction**  
**BD-007757-21**  
**ABP-308232-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/21 and further to responses received on foot of a Section 137 Notice the Board met again on 23/03/2021.

The Board noted the applicants amended proposal submitted with the Section 137 response. However, the Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations and did not consider that the Section 137 response meaningfully addressed the attached reason for refusal.

### **Reasons and Considerations**

Having regard to the location of the site, and to the design and layout of the proposed development, it is considered that, the proposed development is out of character with the pattern of development in the area and would result in the poor disposition and quantity of public and communal open space. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25/03/2021

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Michelle Fagan