



An  
Bord  
Pleanála

**Board Direction**  
**BD-007527-21**  
**ABP-308394-20**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2021.

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 extent of the application site as delineated by the red line on the drawings accompanying the application, which does not include lands comprising of the integral ancillary facilities for the proposed residential use, such as car parking, bin storage and open space provision and, on the basis of the documentation submitted with the planning and the appeal, the Board is not satisfied that the applicant has sufficient legal interest in the lands on which the ancillary facilities necessary for and incidental to the occupation of the proposed dwellings are located, or has the approval of the person who has such sufficient legal estate or interest to enable the use of these facilities by prospective occupants.

In addition, and by reference to the plans and particulars submitted with the application, it is considered that the lack of identified internal storage within the proposed dwellings and the lack of allocated private amenity space for the ground floor units would adversely impact on the residential amenity for prospective occupants. On this basis, the Board is not satisfied that the proposed development

would not constitute a substandard form of development or that it would provide adequate amenities for prospective occupants.

In this regard, the proposed development would seriously injure the residential amenities of prospective occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/02/2021

---

Chris McGarry