



An  
Bord  
Pleanála

**Board Direction**  
**BD-008508-21**  
**ABP-308440-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2021.

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 scale and height of the amended scheme which proposes two additional units, the consequent inadequacy of communal open space and level of car parking, the proposed development would result in an unacceptable overdevelopment and intensification of the site, would seriously injure the residential amenities of future residents of the development and of adjoining residential properties, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Terry Prendergast

**Date:** 11/06/2021