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**Board Direction**  
**BD-008053-21**  
**ABP-309145-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2021.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

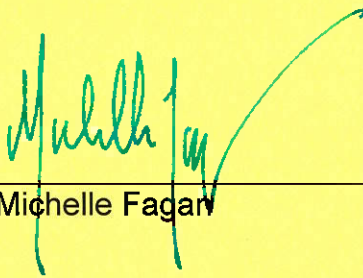
The internal arrangement of the existing and proposed development would result in bedroom accommodation being accessed only through rooms labelled "Office Space 1" and "Living/Dining room" with "Pantry" at ground floor and through rooms labelled "Bedroom 4" and "Office Space 2" at first floor. The internal arrangements would result in substandard accommodation for the occupants and would seriously injure the residential amenity of current and future occupants of the property, would represent a poor precedent for other similar development and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the assessment of the nature of the proposal under the criteria set out under Objective DMS43 of the Fingal County Development Plan 2017 -2023 which refer to "Family Flats", it is considered that the internal arrangement would result in unacceptably poor access arrangements which would



seriously injure the residential amenity of current and future occupants of the proposed development.

**Board Member**



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Michelle Fagan

**Date:** 30/04/2021