



An
Bord
Pleanála

Board Direction
BD-007964-21
ABP-309147-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2021.

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 design and layout of the proposed development, which is for the change of use of part of an existing restaurant unit to a two bedroom apartment unit, the Board considered that the proposed development would give rise to substandard residential amenities for future occupants, due to relationship of the apartment unit with the restaurant, takeaway and retail use also accommodated within the envelope of this building; the lack of adequate natural light and ventilation to the interior spaces of the proposed apartment unit; the lack of measures to mitigate and attenuate nuisances that would arise, particularly from the restaurant and takeaway use through to the lack of adequate amenities including a qualitative private amenity space and access to off-street car parking, external waste storage and bicycle storage. The Board therefore considered that 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: 23/04/2021

Paul Hyde