



An  
Bord  
Pleanála

**Board Direction**  
**BD-008377-21**  
**ABP-309475-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2021.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the application adequately addressed the development potential or residential amenity of adjoining lands, and that these matters could not be adequately addressed by way of condition. In addition, it was not satisfied with the proposed carparking and pedestrian movement.

### **Reasons and Considerations**

1. Having regard to its design, layout and proximity to site boundaries, it is considered that the proposed development would seriously compromise the development potential of adjoining lands to the north west and north east and would seriously injure the residential amenity of the adjoining property by reason of overlooking from habitable rooms. As such the proposed development would be contrary to policies P-RLD1 and P-RLD6 of the current Mullingar Local Area Plan. The proposed development would, therefore, be contrary to the ppsd of the area.
2. The proposed layout of the carparking area and associate pedestrian movement is considered to be substandard and not compliant with DMURS and would provide a poor quality of development for future residents. The proposed development would, therefore, be contrary to the ppsd of the area.



**Board Member** *Terry Prendergast*  
Terry Prendergast

**Date:** 01/06/2021