

An  
Bord  
Pleanála

**Board Direction**  
**BD-009805-22**  
**ABP-309932-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

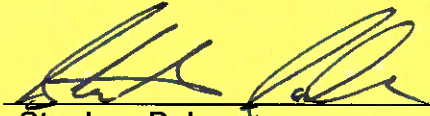
#### **Reasons and Considerations**

1. Having regard to the planning history in respect of the existing Stables development and on the basis of the submissions made in connection with the planning application and appeal with regard to the historic use of the appeal site, the lack of detail with regard to the interface of the development with Berkeley Court and to the anomalies in submitted documentation with regard to appeal site boundaries and site configuration the Board is not satisfied that the proposed development would not cause significant and material injury to the established residential amenity of the Phase 1 Stables residents and the residents of Berkeley Court. On this basis the proposed development would seriously detract from the residential amenity of existing and future occupants and is considered to be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted and agreed with the Inspectors concerns in relation to the lack of information regarding the applicant's legal interest in the overall site and details of rights of way affecting the site, but decided not to pursue further clarification having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

**Board Member**

  
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Stephen Bohan

**Date:** 19/01/2022