

An  
Bord  
Pleanála

**Board Direction**  
**BD-008993-21**  
**ABP-310004-21**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2021.

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 quantum of development already permitted on this site, and to the location of the proposed development, adjacent to the main pedestrian route between the residential care facility building and the blocks of independent living units it is considered that the proposed development would sever and would diminish the quality, quantum and amenity potential of the overall scheme. As a result, the proposed development would constitute substandard overdevelopment, would seriously injure the residential amenities of current and future occupants of the scheme and would be contrary to the proper planning and sustainable development of the area

**Board Member**

  
Stephen Bohan

**Date:** 31/08/2021