



An
Bord
Pleanála

Board Direction
BD-009300-21
ABP-310067-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/10/2021.

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

Reasons and Considerations

On the basis of the submissions made in connection with the application and the appeal, it is considered that the applicant has failed to provide evidence of consent, or demonstrate sufficient legal interest, for the inclusion of lands forming part of site of the proposed development and which are essential to enable the development to be implemented. It would therefore be inappropriate for the Board to consider a grant of permission for the proposed development in these circumstances.

Note: The Board considered that the quality of certain elements of the proposed development, such as the significant amount of parking along both sides of the roadway in front of apartment blocks 03 and 04, and the nature, form and disposition of the open space areas, including the potential for shadowing of the main public open space area from the adjoining presence of apartment blocks 03 and 04, was suboptimal and that these issues warranted further assessment and/or potential change. However, given that this would constitute a new issue within the context of the appeal and having regard to the substantive nature of the reason for refusal as set out above, it was decided not to pursue this matter under this current appeal.

Board Member



Chris McGarry

Date: 20/10/2021