



An
Bord
Pleanála

Board Direction
BD-008560-21
ABP-310102-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2021.

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

Reasons and Considerations

Due to the location of the proposed development in close proximity to and directly west of the rear garden of No 85. Iona Road the development would seriously injure the amenities of residential property in the vicinity by reason of overbearing visual impact and overshadowing. The development would, accordingly, be contrary to the Z2 zoning of the area which has a land use objective to protect and/or improve the amenities of residential conservation areas. The development would be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 17/06/2021