

An
Bord
Pleanála

Board Direction
BD-008941-21
ABP-310207-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2021.

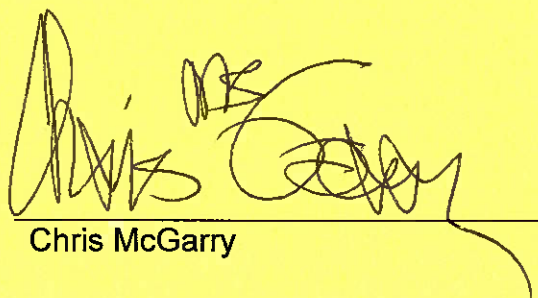
The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature, form and intended use of the proposed development, with specific regard to the positioning of the proposed changing rooms, proximate to the northern boundary of the site, it is considered that the consequent movement and gathering of changing room users of the proposed development at this location would seriously injure the residential amenities of the adjoining dwelling by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that the physical form of the proposed development would not of itself lead to overlooking or overbearance by reference to the adjoining dwelling. However, it was considered that the positioning of the associated access/egress to the changing rooms and the consequent movement and gathering of users of the proposed development, at such close proximity to the adjoining dwelling would seriously injure the amenities of that residential property and that any development at this location would require a reconfiguration of points of access/egress to the building, away from the sensitive northern boundary, to provide a more appropriate relationship between the proposed development and the neighbouring residential use.

Board Member



Chris McGarry

Date: 20/08/2021