



An
Bord
Pleanála

Board Direction
BD-008777-21
ABP-310224-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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

Reasons and Considerations

The proposed development which involves the conversion of the attic level space within the apartment blocks to apartments for use as habitable accommodation would materially contravene Condition No 2 attached to the grant of permission for the existing apartment development under P. A. Reg. Ref. 01/130 which restricts development of the attic areas in the permitted development. The proposed development, would by reason of the introduction of a multiplicity of 'cabriol velux' balconies and velux skylight windows in the roof slopes result in a visually cluttered effect which is incompatible with the character and form of the existing apartment blocks which are at prominent position in views along the Bishop O'Donnell Road and Seamus Quirke Road would seriously injure the visual amenities and the established pattern and character development in the area and, seriously injure the residential amenities of the existing apartments and would constitute a substandard form of residential development that would seriously injure the residential amenities of the future occupants. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 22/07/2021