

An
Bord
Pleanála

Board Direction
BD-010995-22
ABP-311086-21

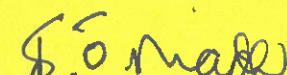
The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2022.

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

1.0 Reasons and Considerations

Having regard to the narrow configuration, back land and isolated nature of the site, the predominance of end-on parking to the front of Block 4 proposed to serve development permitted under planning reference number ABP-307186-20 (4364/19), the poor outlook from the dwelling units towards the rear of existing residential properties and their lack of linkage or visual connectivity with the community amenity space serving the larger development permitted under planning reference number ABP-307186-20 (4364/19) of which it shall form part, it is considered that the proposed development would seriously injure the residential amenities of the future occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Ó Niadh

Date: 18/07/2022