

An
Bord
Pleanála

Board Direction
BD-010873-22
ABP-311488-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2022.

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

10.0 Reasons and Considerations


Having regard to the restricted size and enclosed nature of the subject site, it is considered that the proposed development would represent uncoordinated piecemeal back land development. Furthermore, having regard to:

- a) the substandard quality of communal and private open space;
- b) the restricted size of internal living areas and their substandard outlook within enclosed and overbearing surroundings;
- c) the obstructions to daylight and sunlight to the proposed internal living and external amenity spaces;
- d) the substandard proposals for cycle parking and waste management facilities;
and
- e) the substandard quality of the proposed site access arrangements,

it is considered that the proposed development would provide a substandard form of development for future occupiers in terms of residential amenity, would give rise to a

poor standard of development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 14/06/2022