

An
Bord
Pleanála

Board Direction
BD-012295-23
ABP-312368-22


The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2023.

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

Reasons and Considerations

Having regard to the limited size of the development proposed to be retained, it is considered that the development, as currently configured, is substandard in terms of residential amenity for future occupants, particularly in regard to the first floor area, which is lacking in natural light. Furthermore, the Board is not satisfied that the development proposed to be retained, would not be prejudicial to public health as insufficient details have been submitted in relation to water supply, drainage and surface water. The development proposed for retention, would therefore be contrary to the proper planning and development of the area.

Board Member


Martina Hennessy

Date: 31/05/2023