



An  
Bord  
Pleanála

**Board Direction**  
**BD-010691-22**  
**ABP-312633-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2022.

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

#### **Reasons and Considerations**

It is considered that the proposed development for which retention permission is sought, by reason of the internal floor area and the availability of private open space would constitute a substandard and piecemeal form of development. The proposed development would not meet the standards of national guidance under Quality Housing for Sustainable Communities, Best Practice Guidelines, would constitute overdevelopment of the site, would result in a pedestrian and traffic hazard and would not therefore be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 12/05/2022