

An
Bord
Pleanála

Board Direction
BD-012520-23
ABP-313382-22


The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

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

Reasons and Considerations

- 1.1. The proposed and retained development, by reason of its proximity to the adjoining dwellings at McKelvey Avenue, which are subject to a Z1 (Sustainable Residential Neighbourhoods) land use zoning, would have a serious negative impact on the residential amenities of these dwellings, and in particular No. 68 McKelvey Avenue, by reason of noise and disturbance impacts arising on foot of loading, unloading and traffic movements associated with the use of the proposed / retained development. Thus, the proposed / retained development would seriously injure the residential amenities of the area, would depreciate the value of property in the area and would be contrary to the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 21/06/2023

