

An  
Bord  
Pleanála

**Board Direction**  
**BD-013068-23**  
**ABP-313963-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2023.

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

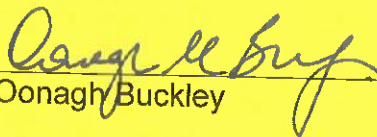
#### **Reasons and Considerations**

As the Inspector's report.

#### **Note:**

The Board noted with concern a number of other aspects of the proposed development, in particular apartment mix, design and the amenity of future residents, adequacy of access to public transport and the car dependent nature of the proposed development. However, given the substantial reasons for refusal already given, the Board did not pursue these issues further.

**Board Member**

  
Oonagh Buckley

**Date:** 28/07/2023