



An  
Bord  
Pleanála

**Board Direction**  
**BD-014052-23**  
**ABP-314325-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2023.

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, by reason of its height and scale would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site. The proposed development would have an overbearing impact on the private amenity space for adjoining properties and would result in a significant negative impact on existing residential amenity. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 10/10/2023