



An  
Bord  
Pleanála

**Board Direction**  
**BD-015301-24**  
**ABP-315519-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2024.

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 planning history of the site, in particular, the quantum of development, the permitted use of the existing unit as communal space to serve the overall development, and the extent of amenity space for residents, it is considered that the proposed change of use of the permitted internal communal residents' room would seriously injure the residential amenity of existing and future residents by reason of loss of amenity space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

#### **Note:**

The Board noted the Planning Authority have not conditioned the requirement of a Management Company to manage Communal area.

**Board Member**

**Date:** 01/02/2024

  
Liam Bergin