

An
Bord
Pleanála

Board Direction
BD-015190-24
ABP-315601-23

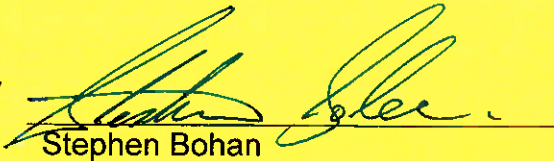
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2024.

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

Reasons and Considerations

1. Having regard to the limited area and access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development, would result in a development of substandard residential units, would seriously injure the amenities of adjoining residential property, and would set an undesirable precedent for further such uncoordinated backland development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the objectives of the current development plan for the area which require that the character of the area and environment are protected, and having regard to the pattern of development in the vicinity, it is considered that, by reason of the design, layout and access proposals would have an adverse impact on the character of the area. The proposed development would, therefore, conflict with the objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 24/01/2024