



An  
Bord  
Pleanála

**Board Direction**  
**BD-017324-24**  
**ABP-318012-23**

The submissions on this file and the Inspector's report and addendum report, were considered at a Board meeting held on 27/08/2024.

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

### **Reasons and Considerations**

The proposed development by virtue of the design and site layout, in particular, with reference to the following:

- the quantity, quality and distribution of communal open space across the site required to serve the development;
- the visual dominance across the site of surface car parking and associated access roads;
- the location of Block A in close proximity to the shared site boundary to the north-west<sup>(1)</sup> which impacts on the development potential of this adjacent site, and
- the substandard form of private open space proposed to the apartments in Block A arising from shared access arrangements traversing these private open spaces;

the Board considered that the proposed development would result in a substandard form of development that fails to integrate with the surrounding area, would negatively impact on the amenities of future residents and does not

<sup>(1)</sup> The proximity concern to the shared boundary with the existing school related to the impact on the development potential of this adjacent site and not related to concerns of overlooking.

represent the optimum design solution for this town centre site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Liam Bergin

**Date:** 28/08/2024