



An
Bord
Pleanála

Board Direction BD-017000-24 ABP-318387-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

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

Reasons and Considerations

The proposal, by reason of its poor quality design, including the inadequate provision and sub-standard layout of functional private amenity space, and its north-north-east facing single aspect design with limited potential for direct sunlight, would give rise to a sub-standard form of development with poor residential amenity for future occupants, would conflict with standards set out in the Sustainable Urban Housing: Design Standards for New Apartments 2023, would materially conflict with policies AP.P1 and DP.P3 of the Carlow County Development Plan 2022-2028 which are considered to be reasonable, and would be contrary to the proper planning and sustainable development of the area.

2. The design of the proposed development, with balconies facing north-north-east, would result in serious overlooking of the adjoining site at No. 25, limiting the

potential for future development on that site, and providing a poor quality outlook for the future residents of the proposed development. As such, the proposed development would be seriously injurious to the residential amenities of property in the vicinity, and contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 16/07/2024