

An
Bord
Pleanála

Board Direction
BD-017394-24
ABP-318454-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2024.

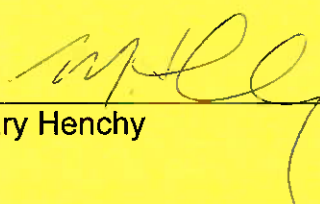
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of the excessive height, scale, and massing of Block B, the poor configuration of open space, the amenity of units internal space specifically with regard to aspect and the relationship of private open space to living space, in addition to the overall excessive density proposed, would constitute overdevelopment of the site that would be out of character with the pattern of development in the vicinity, and would result in a substandard form of development providing a poor quality of residential amenity to future occupiers. The development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of a traffic hazard or obstruction of road users due to the lack of sufficient car parking to serve the development and lack of provision for service vehicles accessing the development, resulting in increased demand for parking on the surrounding road network where parking supply is restricted and

uncontrolled. The development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 04/09/2024