



An
Bord
Pleanála

Board Direction
BD-018365-24
ABP-318918-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2024.

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

1. The Board were not satisfied that the applicant had demonstrated that the proposed development would not detract from the amenities of adjoining properties due to overlooking of the Presentation Sisters Community Complex and overbearance in relation to the rear garden of No 24 Friary Street.

The Board did not concur with its Inspector that these matters could be fully addressed through the design solution put forward by the applicant. Therefore, the Board considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note: The Board did consider a request for further information in order to address the unresolved archaeological matters as outlined by its Inspector. However, having regard to the substantive reason for refusal, decided not to pursue this issue further at this stage. The applicant is, however, advised to ensure that the matter is fully addressed before any further application for planning consent is submitted.

Board Member

Joe Boland

Date: 03/12/2024