



An  
Bord  
Pleanála

**Board Direction**  
**BD-017263-24**  
**ABP-319052-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2024.

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

#### **Reasons and Considerations**

Having regard to the backland location of the proposed development, and to the existing pattern of development in the area, it is considered that proposed development would not be acceptable in terms of location, access and connection to public services and would represent piecemeal and haphazard development and would thus create an undesirable precedent for future development in the area. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 19/08/2024