



An  
Bord  
Pleanála

**Board Direction**  
**BD-018033-24**  
**ABP-320508-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2024.

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, because of its location and inadequate frontage, constitutes inappropriate backland development which would seriously injure the amenities of the adjoining properties in the vicinity by reason of uncoordinated piecemeal development, a haphazard vehicular access arrangement and overlooking, would set an undesirable precedent for future similar such developments in the area and accordingly would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Tom Rabbette

**Date:** 01/11/2024