



An  
Bord  
Pleanála

**Board Direction**  
**BD-018563-24**  
**ABP-320828-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2024.

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 nature, height, scale and design of the proposed development, the established level and scale of permitted development and its relationship to existing permitted development in the vicinity of the proposed development, it is considered that the proposed development would represent a significant, discordant and overbearing development to what was previously permitted on the site. The proposed development with its increased height would represent a significant departure from the initial scale and height of the current permitted development and its relationship to adjacent residential development and therefore would not be in keeping with the visual or residential amenities of the area or the amenities of property in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Patricia Calleary*  
Patricia Calleary

**Date:** 30/12/2024