

An  
Bord  
Pleanála

**Board Direction**  
**BD-019681-25**  
**ABP-321719-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2025.

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

**Reasons and Considerations**

1. It is considered that the proposed development, as received by the Planning Authority 23<sup>rd</sup> October 2024, fails to provide an adequate level of amenity for future residents; the privacy of houses numbered 1-3 is compromised due to the relationship with the shared open space that these houses front onto, and the layout of this terrace compromises access to the front entrance of house number 2. In addition, the area of open space provided to serve the overall development is deficient and the lack of an overall landscape plan for both the open space and the public realm results in lack of clarity on how this infill site will integration with adjoining development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

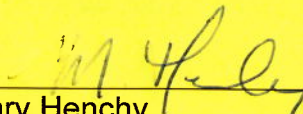
The Board considered the revised drawings submitted at appeal amend the layout to a degree that it would require readvertising and therefore did not consider these drawings.

The Board did not concur with the Inspector or the Planning Authority that six units is overdevelopment of the site. With an appropriate layout this site, due to the site size,

location, development plan policy on compact growth and the wider setting may accommodate development of this scale or greater.

In any future applications the applicant should demonstrate that the house and room sizes accord with the relevant guidelines

**Board Member**

  
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Mary Henchy

**Date:** 15/05/2025