

An Bord Pleanála



## Board Direction

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**Ref: 06S.245566**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> January 2016.

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

### Reasons and Considerations

Having regard to the pattern of development in the area, the restricted nature of the site, and to the proposed site layout and house design, it is considered that the proposed development would result in overdevelopment of this restricted site, would fail to provide a satisfactory quality of open space to occupants of both houses, and, by reason of the unattractive parking layout and loss of trees and proximity to a public park, would seriously injure the visual amenities of the area. The proposed development would fail to satisfy the zoning objective for the area in the current Development Plan, namely 'to protect and or improve residential amenities', and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> January 2016  
Conall Boland