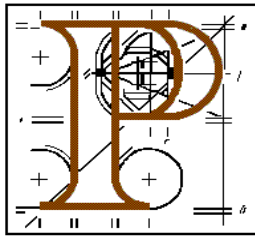


An Bord Pleanála



Board Direction

Ref: **PL06S.246386**

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 29th, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the appeal site's prominent location in the historic Saggart Village at a cross roads with frontages to Main Street and Boherboy Road, to the provisions of the South Dublin County Development Plan, to the planning history of the site and to the nature, extent, and location of the proposed development which represents a standardised approach to filling station design, it is considered that the proposed development would comprise an inadequate design response to this village centre site, would seriously injure the character of Saggart Village and would not generate the type of activity required to sustain the development of a vibrant village centre. Furthermore, the Board was not satisfied, particularly in the absence of a high quality scheme incorporating some elements of street frontage development, that the demolition of the former public house and the contribution it makes to the streetscape had been justified. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: August 30th, 2016