



Board Direction

Ref: 29S.246775

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th, September 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation for the reasons and considerations as set out below.

Reasons and Considerations

The proposed development would result in the loss of a significant area of landscaped open space from the western portion of the Grosvenor Manor housing development. Condition number 2 of the planning permission granted under An Bord Pleanála appeal reference number PL29S,233294 and condition number 4 of the amending planning permission granted under An Bord Pleanála appeal reference number PL29S.244606 specified that this open space was to be provided and landscaped, respectively. It is considered that the configuration of open space to serve the existing and proposed development as a consequence of the proposed development would result in a poor standard of residential amenity for both the existing residents of Grosvenor Manor and for the resident of the proposed house. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Paddy Keogh

Date: 20th, September 2016