



An
Bord
Pleanála

Board Direction
PL06D.246984

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 18th 2016.

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

Reasons and Considerations

The site of the proposed development forms an area of designated public open space in accordance with condition 4 of Planning Permission H1043, which forms part of the development of the residential estate of Grange Wood. It is considered that the proposed development, resulting in a significant reduction in the usable public open space serving the estate, would materially contravene condition 4 of Planning Permission H1043 governing the development of the estate and which requires the site area to be developed and maintained as public open space, would lead to a substandard form of development for the residents of the estate, and would seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member _____

Date: 18.10.16

Paul Hyde