



Board Direction

Ref:PL26.247196

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13TH December 2016.

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

Reasons and Considerations:

1. Having regard to the restricted site area, which is further constrained by the steeply sloping ground to the south, and to the topography of the area and the proximity of adjoining residential properties to the south, the Board was not satisfied on the basis of the information before it that a dwelling of the type proposed could be accommodated on the site while providing adequate private amenity space and without adversely affecting the amenity of neighbouring dwellings by reason of overlooking and overbearing impact. The proposed development would therefore be seriously injurious to the residential amenities of the area and of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.
2. The Board is not satisfied, in the absence of information on the stability of the slope and associated ground that the proposed development would not result in slope instability which could result in serious injury to the visual and residential amenities of the in the

vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 13th December 2016.
Michael Leahy