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Bord  
Pleanála

**Board Direction**  
**PL08.248014**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> July 2017.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development would result in an unacceptable encroachment of the permitted green area/open space serving the overall Landsdowne Village housing development and would seriously injure the residential amenity of property in the vicinity. The proposed development would contravene materially conditions Nos 1 and 3 attached to an existing permission for development on the site, Planning Reg. No. 00/3490. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14<sup>th</sup> July, 2017

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Eugene Nixon