



An  
Bord  
Pleanála

**Board Direction**  
**PL61.248562**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 30<sup>th</sup> 2017.

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

### **Reasons and Considerations**

1. The proposed development, which results in the loss of established open space, constitutes inappropriate development which would seriously injure the residential amenities the area and depreciate the value of properties in the vicinity.

Furthermore, the proposed fencing would be out of character with the pattern of development in the area, which is one of established housing interspersed with areas of accessible open space. Accordingly, the proposal would be contrary to the proper planning and sustainable development of the area.

2. The loss of the turning area would force vehicles to either reverse or mount the pavement in order to exit the cul-de-sac. As such the proposal would endanger public safety by reason of a traffic hazard.

**Board Member**

**Date:** 30.08.17

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Paul Hyde