



An  
Bord  
Pleanála

**Board Direction**  
**PL06S.248657**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> October 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 would materially contravene Condition 2 (a) of the Appeal reference PL.06S.241039 whereby the proposed site is designated for use as public open space as per the parent permission in order to protect the open character and setting of the protected structure, and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the substantial residential development on the site and its relationship to Bolton Hall (protected structure RPS Ref.286), and notwithstanding the revised proposals presented on appeal, it is considered that the proposed development on the subject site would interfere with the relationship of Bolton Hall and the Paper Mill, would intrude onto the open space setting around the main dwelling, and by its design and layout would have an unacceptably adverse effect on the 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:** 06/10/2017

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Terry O'Niadh

