



An
Bord
Pleanála

**Board Direction
PL29N.248901**

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 18th 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development, including the roadway and car parking adjoining the proposed additional dwelling, would contravene materially conditions 2(a) and 2(c) of previous planning permission register reference number 4105/15 (An Bord Pleanála reference number PL29N.246430), which required the lands the subject matter of the application to be included as part of the public open space of the overall permitted residential development, and which required the retention of all of the trees in this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was of the view that the additional dwelling proposed, together with the proposed parking area and the road serving the parking area, would reduce the quality as well as the quantity of the public open space area which was required under condition 2(a) of the parent planning permission for the overall residential development, and would also lead to the removal of the existing trees in this area, which were required to be retained under condition 2(c) of the parent permission. In this regard, the Board considered that the main issue addressed by the Inspector

had been the quantitative aspect of the public open space, and was of the view that the qualitative aspect of this area of public open space, including the existing trees, and the impact of the loss of those trees on the visual amenity of the area and the residential amenities of neighbouring properties, was also of material significance.

Board Member

Date: 19th October 2017

Philip Jones