



An  
Bord  
Pleanála

**Board Direction**  
**BD-001395-18**  
**ABP-300138-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2018.

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

### **Reasons and Considerations**

Having regard to the pattern of development of the area, to the layout and proximity of the proposed development to site boundaries, and to the very significant loss of the existing mature trees on the site and the visual prominence of the development arising from the loss of existing trees, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity and the visual amenities of the area. The proposed development would therefore be contrary to the Residential / Infill zoning of the site, which has the objective '*to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services*', and would be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 19/10/2018

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John Connolly