



An
Bord
Pleanála

Board Direction
BD-000284-18
ABP-300599-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 8th 2018.

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

Reasons and Considerations

1. Having regard to the location and configuration of the site and its relationship to other 'Established Residential' zoned lands in the immediate vicinity, it is considered that the proposed development, by reason of its layout and design, and in the absence of an approved layout for the overall lands owned by the applicant, would constitute haphazard and piecemeal development, which would prejudice the orderly development of adjoining zoned lands in the vicinity and would, therefore, contravene materially the zoning objective for the area which seeks to ensure that new development is compatible with adjoining uses and to protect the amenity of existing residential areas. Furthermore, it is considered that, by reason of the positioning of windows on the rear elevation of the proposed dwelling at ground and first floor levels, immediately proximate to the rear site boundary, the proposed development would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the desktop Archaeological Assessment report submitted with the application, and in the absence of licensed archaeological testing of the subject site to establish the presence, or absence, of archaeologically significant deposits, the Board cannot be satisfied that the proposed development would not be injurious to the Recorded Monument L1029-031. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 8th May 2018

Philip Jones