



An
Bord
Pleanála

Board Direction
BD-000953-18
ABP-301447-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2018.

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 pattern of existing residential development in the immediate vicinity of the site, to the siting of the proposed house to the rear of established residential properties, to the lack of any comprehensive plan for the orderly development of lands at this location, and to the lack of public sewerage facilities to serve the proposed dwelling, it is considered that the proposed development would constitute a piecemeal, disorderly, haphazard form of backland development in an unserviced area that would be seriously injure the amenities and depreciate the value of adjoining residential properties and would create an undesirable precedent for development of a similar nature in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning

movements it would generate on a poorly aligned public road, at a point where available sightlines are severely restricted.

- 3 It is considered that, taken in conjunction with existing development in the vicinity, the Board is not satisfied that the proposed development would not result in an excessive density of development served by private effluent treatment systems in the area and would not, therefore, be prejudicial to public health.

Board Member

Date: 20/08/2018

Terry Prendergast