



An  
Bord  
Pleanála

**Board Direction**  
**BD-002289-19**  
**ABP-301549-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2019.

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 'ZO4' zoning of the site, 'Residential, Local Services and Institutional Uses' and having regard to the proximity of existing residential houses, Ard Aláinn Estate located only 50 - 60 meters distant to the south / east and the fact that lands located immediately to the north are also zoned for future housing development, it is considered that the proposed development by reason of its scale and nature, would contravene materially the Z04 zoning of the site and would be likely to likely to impact detrimentally on the amenities of both existing and future residential properties and as such would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing pattern of development in the vicinity, including waste recycling facilities, it is considered that the proposed use would result in an excessive concentration of such facilities in an urban area and notwithstanding the mitigation measures proposed in the Noise Management Plan, Odour Management Plan and Waste Management Plan submitted with the application, would seriously injure the amenities of properties in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05/02/2019

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Stephen Bohan