



An  
Bord  
Pleanála

**Board Direction**  
**BD-001239-18**  
**ABP-301746-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2018.

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

#### **Reasons and Considerations**

1. Having regard to the location of the proposed development to be retained in an area that is zoned "Residential Existing" in the Drogheda Development Plan, 2011-2017 with a development objective to protect and enhance the amenity of the developed residential communities, the Board considered that the proposed development to be retained, by reason of its height and scale at this site, 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. The Board considered that the proposed vehicular access to the structure to be retained as a garage, by reason of its very restricted width would pose a risk to traffic safety and convenience and would thus endanger public safety by reason of traffic hazard. 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 concurred with the opinion of the planning authority that the scale of the structure to be retained, which has a ridge height of c.5 metres and a gross floor area of c.59 square metres, would by reason of its scale and height seriously injure the residential and visual amenity of properties in the vicinity.

**Board Member**

**Date:** 02/10/2018

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Maria FitzGerald