



An
Bord
Pleanála

Board Direction
BD-001895-18
ABP-302217-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2018.

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

Reasons and Considerations

Having regard to the provisions of the Leitrim County Development Plan, to the pattern of development in the area, to the scale, height, massing, elevational treatment and context the Board considered that the proposed development would be a visually obtrusive feature and would seriously injure the visual and residential amenities of the area and would not represent an appropriate design response to the site or its context. The proposed development therefore, would 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 considered that the design issues highlighted by the inspector could not be addressed satisfactorily by way of condition and considered that the current proposal as presented would represent a monolithic and visually obtrusive feature on the landscape and would therefore be contrary to the proper planning and development of the area.

Note: The Board also had concerns about the siting of the development within lands zoned for 'reserve' residential. Notwithstanding the acceptability of nursing homes within this zoning the Board had concerns about the siting of the proposed development at a peripheral location within the development boundary of Carrick on Shannon. However, given the substantive reason for refusal the Board decided not to pursue the matter further.

Board Member

Date: 10/12/2018

Paul Hyde