



An  
Bord  
Pleanála

**Board Direction**  
**BD-002113-19**  
**ABP-302672-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2019.

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

### **Reasons and Considerations**

1. The proposed development would seriously injure the residential amenities of adjoining houses arising from the removal of public open space and, as such, would be contrary to the proper planning and sustainable development of the area.
  
2. The private amenity space to the proposed dwelling is substandard in terms of quantum, location and usability. It would be overlooked from the adjoining creche site (on higher ground to the north) and from the L2115 public road. The proposed development would not be in the interests of residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/01/2019

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Terry Prendergast

**Note**

The Board agreed with the Inspector's recommended reasons for refusal relating to traffic hazard and public health. These raise new issues in relation to the appeal, however, given the substantive reasons for refusal above, it was decided not to circulate these additional matters to the parties for comment.