



An
Bord
Pleanála

Board Direction
BD-002177-19
ABP-302686-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2019.

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 means of vehicular access to the appeal site is over lands which are dedicated as public open space. The applicant, based on the information, particulars and documentation submitted, does not, in the opinion of the Board, possess sufficient legal interest or title in these lands upon which the development is wholly dependent, and has not submitted documentary consent from the owner of the lands in question to permit such access.
- 2 The proposed development, which would involve traversing an area of public open space, and the consequent permanent loss of such space and established trees and vegetation, would seriously injure the overall visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.
- 3 Having regard to the nature of the established pattern of development in the immediate area, the limited area for access arrangements associated with the site, and its relationship and proximity to adjoining properties, it is considered that the proposed development would represent inappropriate piecemeal and haphazard backland development, would result in a substandard residential

unit, and would seriously injure the amenities of future occupants of the proposed residential property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/01/2019

John Connolly