



An  
Bord  
Pleanála

**Board Direction**  
**BD-002204-19**  
**ABP-302823-18**

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 development would materially contravene Condition Nos 1, 4 (1) (d) and 10 attached to the grant of permission under An Bord Pleanála appeal reference number PL03.239393 according to which the site is designated as public open space. Furthermore, the proposed development would result in an unacceptable diminution in the quality of public open space provision by way of severance of the existing public open space and peripheral location of the additional space to be substituted. The proposed development is therefore contrary to the proper planning and sustainable development of the area.
2. The proposed development would constitute substandard haphazard and piecemeal development by reason of the stepped footprint and setback behind the existing houses to each side, potential for overlooking to the rear of the adjoining properties and by reason of substandard private open space provision to the rear. As a result, the proposed development would seriously injure the residential amenities of properties in the vicinity and the potential residential amenities for future occupants. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/01/2019

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Michelle Fagan