



An  
Bord  
Pleanála

**Board Direction**  
**BD-002894-19**  
**ABP-303406-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2019.

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

### **Reasons and Considerations**

1. By reason of its scale, design, bulk and two-storey height, and its proximity to adjoining houses, particularly single-storey houses to the northwest and northeast of the site, it is considered that the proposed development would seriously injure the residential amenities of those adjoining properties, through overlooking and overbearing impact, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the information presented in support of the proposed development, the Board is not satisfied that the issue of the management, treatment and eradication on the non-native invasive species, Japanese Knotweed, which has been identified as being present on the site, has been adequately detailed and addressed. The development, if permitted in the absence of such information, would result in an inappropriate form of development and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/04/2019

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Dave Walsh