



An
Bord
Pleanála

Board Direction
BD-004876-20
ABP-304542-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2020.

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

Reasons and Considerations

On the basis of the information submitted with the application and appeal and having regard also to the zoning of the site and environs, which is 'to protect and/or improve the amenities of residential conservation areas', and to the location of the proposed development immediately adjoining the boundary with a separate residential property, the Board is not satisfied that the proposed development would not have an adverse impact on trees located outside the subject site and within the curtilage of the separate residential property. In the absence of certainty as to the effect of the proposed development on the adjoining trees and/or the provision of a management or landscaping proposal relating to the area of the adjoining trees as part of the application documentation, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity of the subject site and would, therefore, 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 agreed with the Inspector that the principle of the proposed development was acceptable and in accordance with the zoning objective. However, on the basis of the information submitted with the application and appeal, the Board was not satisfied that the proposed development would not have an adverse effect on trees and landscape associated with a separate residential property, with a consequent adverse impact on the amenities of the separate residential property and on the residential conservation area.

Board Member

Date: 09/01/2020

Chris McGarry