



An
Bord
Pleanála

Board Direction
BD-004703-19
ABP-304688-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2019.

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

Reasons and Considerations

Having regard to the planning history of the site and the documentation submitted with the application and appeal, wherein the site of the proposed development was explicitly shown as part of the public open space of the development of the overall residential estate under parent permission (Ref. No 90070), it is considered that the proposed development would materially contravene the terms of this parent planning permission for the overall residential estate as the development would encroach on lands which have been designated as public open space serving the overall estate. It is considered therefore that the proposed development would seriously injure the residential amenities of existing nearby dwellings through the loss of this established public open space and would set an undesirable precedent for similar type developments in this residential estate, 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 noted the drawing of the original residential estate provided by the applicant as part of the applicants response to the appeal.

Board Member

Date: 10/12/2019

Stephen Bohan