



An  
Bord  
Pleanála

**Board Direction**  
**BD-005061-20**  
**ABP-305231-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2020.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development, notwithstanding the amendments made as compared with the previous application for permission on the site (ABP-302779), would, by virtue of its predominantly suburban design and layout, including the proposed aspect to the R132, provide a poor standard of development of these strategically located lands on a sensitive site at a main entry point to Dunleer town, be contrary to Section 2.4.3 of the Dunleer Local Area Plan 2017-2023 which seeks high quality residential development on the site and would seriously injure the visual amenities of the area. The proposed development 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, while acknowledging that the proposed development no longer turns its back on the amenity park or infringes on the setting of the motte, did not agree that the proposed development, by reason of its design and layout, would not seriously injure the visual amenities of the area.

**Board Member**

**Date:** 31/01/2020

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Terry Prendergast