



An  
Bord  
Pleanála

**Board Direction**  
**BD-005102-20**  
**ABP-305506-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2020.

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 site of the proposed development comprises an area of designated public open space in accordance with Planning Permission P.A. Ref. 99/5878 and which forms part of the development of the residential estate of Ard Aoibhinn. It is considered that the proposed development, resulting in a significant reduction in the usable public open space serving the estate, would be contrary to Planning Permission 99/5878 which governs the development of the estate and which requires the site area to be developed and maintained as public open space, would result in a substantial reduction in the amenities for the residents of the estate, would seriously injure the residential and visual amenities of the area, and would set an undesirable precedent for further inappropriate development of this kind in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated nature of the site, the layout, scale and orientation of the proposed houses, the proposed finished floor levels, the building height, and proximity of the proposed houses to the public road and

neighbouring dwelling to the south, it is considered that the proposed development would constitute prominent and visually obtrusive development and would, thereby, seriously injure the visual amenities of the area and have an overbearing impact on the dwelling to the south. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 07/02/2020

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John Connolly