



An  
Bord  
Pleanála

**Board Direction**  
**BD-005154-20**  
**ABP-305809-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2020.

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

### **Reasons and Considerations**

1. Policy AR 10 of the Maynooth Local Area Plan, 2013-2019 seeks to protect the views and prospects along Carton Avenue. The proposed four storey development by reason of its scale and location in close proximity to Carton Avenue (an historic designated landscape feature connecting the planned town of Maynooth to Carton House and Demesne) and recreational facility, would be seriously injurious to the visual and recreational amenities and heritage of this area and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the overall height, mass, scale and layout of the proposed development, the Board considered that the proposed development would be incongruous in terms of its bulk and scale, and that the quality and location of the communal open space would be inadequate in terms of residential

amenity for existing and future residents. The proposed development would seriously injure the visual and residential amenities of the area, and would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/02/2020

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Michelle Fagan