



An
Bord
Pleanála

Board Direction
BD-005741-20
ABP-306125-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2020.

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

Reasons and Considerations

1. Having regard to the bulk, form, design and external finishes of the proposed development on this prominent site, it is considered that the proposed development would be out of scale and would be visually obtrusive from Flesk Road/Muckcross Road (N71) and that the amenity value of these roads as an important tourist route would be eroded. The proposed development would also be overly dominant and lacking in legibility from Ross Road. The proposed development would, therefore, seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would represent overdevelopment of a restricted corner site, would give rise to an excessive density of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the configuration of development on the site, the information submitted with the planning application and the appeal and the location of the site on the national road network, the Board is not satisfied that the proposed development would not adversely affect the operation and safety of the national road network in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/05/2020

Terry Prendergast

Note: The Board also agreed with the Inspector that the proposed development would erode the setting and amenity value of Killarney House, the historic dovecote and associated grounds.

Please include Direction with Order.