



An  
Bord  
Pleanála

**Board Direction**  
**BD-007411-21**  
**ABP-308096-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2021.

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 is located within Ard Aoibhinn housing estate wherein the design and layout of the public open space provision, as permitted under Planning Reg. Ref. 99/5878, forms an integral component in the urban design of the estate. Having regard to the location of the site on one of principal sites designated, and required to be developed and maintained under this permission, as an area of public open space, it is considered that the proposed development would result in the loss of a valuable green space which fulfils an important recreational and amenity function within the estate, notwithstanding the proposal to provide an alternative area of open space at the northern extremity which would be remote and poorly overlooked, and the fact that the designated area of open space has not yet been provided. The proposed development would, therefore, be contrary to the permission (99/5878) which governs the development of the estate, would result in a significant reduction in the amenities for the residents of the estate, would seriously injure the residential amenities of the area and would set an undesirable precedent for further development of a similar nature in the area, and would be contrary to the proper planning and development of the area.

2. Having regard to the prominently visible and elevated nature of the site, together with the steep topography of the surrounding area, to the proposed building height, finished floor levels, the uncertainty regarding the gradient of the road and to the proximity of the proposed houses to the public road, which would replace a landscaped buffer space, it is considered that the proposed development would result in an prominent and visually obtrusive feature which would be out of character with the established pattern of development in the area, notwithstanding the proposal to retain and augment the boundary screening. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25/01/2021

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John Connolly