

An  
Bord  
Pleanála

**Board Direction**  
**BD-009377-21**  
**ABP-309502-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2021.

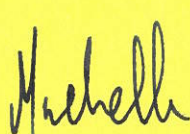
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The proposed development, which is of insufficient density for a central site within the village of Newtownforbes, would be out of character with the pattern of development in the area, would undermine the urban fabric of the village through the replacement of the existing public house building with an excessively wide junction arrangement and would result in the poor disposition of public open space. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which proposes to raise ground levels in order to provide a gravity connection to the public foul and surface water drainage networks, is considered to represent a piecemeal and over-engineered development of the site, which would fail to provide a high quality residential environment for future occupiers. The proposed development would thereby constitute a substandard form of development which would seriously injure the

amenities of the area and be contrary to the proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read "Michelle", written over a horizontal line.

Michelle Fagan

**Date:** 05/11/2021