

An
Bord
Pleanála

Board Direction
BD-009552-21
ABP-309800-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/11/2021.

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

Reasons and Considerations

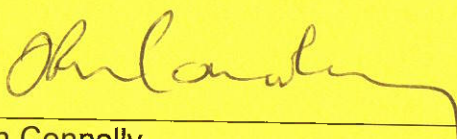
Having regard to the location of the site, its proximity to existing residential properties, and the pattern of development in the area where more recently permitted development has been located at a remove from existing residential properties and has stepped down in terms of height and scale as it moves towards those properties, it is considered that the proposed development would have an overbearing effect on property in the area.

The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspector's identification of anomalies between the plans submitted and the figures presented in Appendix A of the Quality Housing Assessment, and also noted the Inspector's view that there are outstanding matters that should be clarified in respect of drainage. However, having regard to the substantive reason for refusal, the Board decided not to pursue these matters further with the applicant.

Board Member



John Connolly

Date: 29/11/2021