



An
Bord
Pleanála

Board Direction
BD-010387-22
ABP-310045-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2022.

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 topography of the site, the elevated positioning of the proposed dwelling, together with its scale and design, and the resulting extensive excavation and ground alteration, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would extend an existing pattern of ribbon development, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/03/2022

John Connolly