

An
Bord
Pleanála

Board Direction
BD-013378-23
ABP-313594-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2023.

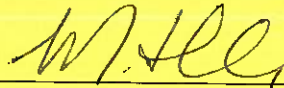
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed dwelling is located within an area covered by the zoning objective 'Existing Residential' in the Rathkeale Local Area Plan 2023-2029, the objective of which is to provide for residential development, protect and improve existing residential amenity. Having regard to the configuration of the site, its limited size and the proximity of the dwelling to site boundaries, it is considered that the proposed development would constitute overdevelopment of the site. Furthermore, the proposed development would result in the loss of a significant amount of the public open space provided as part of planning register reference 12/102 and planning register reference 14/1035 for the wider estate. The proposed development would, therefore, seriously injure the amenities of the residential properties in the vicinity, would set an undesirable precedent for similar development and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene existing conditions (number 1 & 2) to a permitted development granted under planning register reference 12/102 and would contravene existing conditions (numbers 1 & 3) to a permitted development granted under planning register reference number

14/1035 and would not be in accordance with the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 23/08/2023