



**An
Bord
Pleanála**

**Board Direction
BD-014498-23
ABP-313701-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of its design, scale, bulk, and massing, its building line and its design would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be out of character with the existing residential properties in the vicinity and would set a undesirable precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which is at risk of flooding. The Board was not satisfied, on the basis of the information lodged with the planning application and in response to the appeal that adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk had been provided. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the inspector that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be detrimental to the character of the area and would be acceptable in terms of

pedestrian and traffic safety. The Board considered the proposed development would constitute a visually discordant feature that would be out of character with the existing residential properties in the vicinity and would set a precedent for further inappropriate development in the vicinity of the site. The Board were also not satisfied that adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk had been provided by the applicant.

Board Member



Date: 08/11/2023

Peter Mullan