



An  
Bord  
Pleanála

**Board Direction**  
**BD-014800-23**  
**ABP-314224-22**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2023.

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

### **Reasons and Considerations**

The Board considered that the proposed development by reason of its poor layout and design, including inadequate provision of quality amenity space, limited landscaping, unsatisfactory design of houses nos. 1-3, with the rear elevations facing the Dungarvan Road, insufficient private open space, and the lack of communal facilities that would normally be provided for such 'retirement facilities', would constitute a poor quality environment, would not achieve optimum use of this zoned and serviced lands and would set an undesirable precedent for substandard development. 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 shared the views of the Inspector and the planning authority regarding the omission of proposed dwellings 1-3. However, it was considered that the substantive issues relating to layout and design could not be adequately addressed by condition.

#### **[Note:**

1. The Board also had concerns regarding the lack of information relating to the absence of any assessment on existing trees on the site and lack of

justification for the proposed removal of trees and the absence of any bat survey].

[Please issue a copy of this Direction with the Board Order to the parties.]

**Board Member**

  
Stephen Bohan

**Date:** 06/12/2023