

An
Bord
Pleanála

Board Direction
BD-019696-25
ABP-317681-23

The submissions on this file and the Inspector's report were considered at Board meetings held on 22/05/24 and 16/05/2025.

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


Reasons and Considerations

The proposed development, by reason of its design, scale, bulk, layout, and proximity to site boundaries, would be out of character with the existing development in the vicinity of the site. Furthermore, the Board is not satisfied that the proposed tree planting, as shown in the submitted documentation, would be viable due to conflicts with proposed site services and the narrowness of the planting areas. It was also considered that there were deficiencies in the provision of high-quality open spaces. The proposed development would, therefore, have unacceptable negative impacts on visual and residential amenities in the locality and would be contrary to the proper planning and sustainable development of the area.

[**Note:** In making its determination the Board had regard to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 which it considered addressed a number of matters in the CDP including density and open space. The Board, therefore, decided not to include the Inspector's first reason for refusal.]

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

Board Member



Stephen Bohan

Date: 19/05/2025