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Bord  
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**Board Direction**  
**BD-016859-24**  
**ABP-318272-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024.

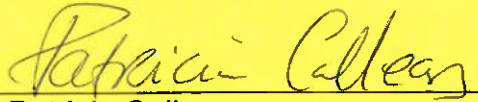
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Condition No.2 of planning permission 08/1529 granted on the 19/08/2008 requires that Site No.15 be included in the adjacent area of existing public open space for the wider housing development, incorporating sites numbers 2 to 16 inclusive.

Notwithstanding absence of compliance with this condition to date, the proposed development would be such as to prevent the achievement of the level of open space envisaged in this condition and would lead to insufficient open space for the overall housing development. Accordingly, the proposed development of a house in place of open space would be injurious to the amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Patricia Callear

**Date:** 27/06/2024