



An
Bord
Pleanála

Board Direction
BD-017393-24
ABP-318437-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2024.

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 proposed development by reason of;
- 2 the open and exposed nature of the landscape at this location
- 3 the scale and height of the proposed dwelling
- 4 the excessive cut and fill which will result as a consequence of the proposed FFL
- 5 the excessive set back from the public road
- 6 the cumulative visual impact that would result as a consequence of consolidating ribbon development at this location,

The Board considers that the proposed development would form a discordant feature on the landscape at this location and would fail to be adequately absorbed and integrated into the landscape. The proposed development would militate against the preservation of the rural environment, would seriously injure the visual amenities of the area, would be contrary to policy objective GI 14-9 of the County Development

Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted that the question of housing need may merit further consideration but given the substantive reasons for refusal did not explore the matter further

Board Member


Liam Bergin

Date: 04/09/2024