

An
Bord
Pleanála

Board Direction
BD-019656-25
ABP-319752-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2025.

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

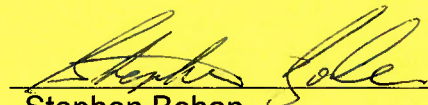
Reasons and Considerations

It is considered that the design of the three new houses across the back of the site and close to the boundary with the neighbouring back gardens would negatively impact the established residential amenity of those neighbouring houses, particularly Currabawn, to the east. The insertion of a new row of backland housing would be visually incongruous with the pattern of development in this area and represent over development of this site. The insertion of a new access for the three proposed houses would set a precedent for similar development which cumulatively would lead to traffic safety concerns, would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

[Note: The Board shared the Inspectors concerns regarding the absence of particular documentation including a tree survey of trees and planting to be removed, a landscaping plan or a report addressing the issue of excavation and of the retention of different gradients of adjoining properties resulting. The Board considered that, ordinarily this issue would warrant further consideration and possibly further information, however as this constituted a new issue within the

context of the appeal and given the substantive reason for refusal set out above, it was decided not to pursue this matter under the current appeal.]

Board Member


Stephen Bohan

Date: 13/05/2025