



An
Bord
Pleanála

Board Direction
BD-018555-24
ABP-320204-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2024.

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 applicant has not demonstrated that the alignment of the proposed access road does not contravene condition number 6 of 04/733, this condition required all areas shown as public open space to be reserved for such use. The Board were not satisfied that the development as proposed, due to the impact on what appears to be conditioned open space, would not detract from the amenity of existing residential properties. The proposed development, therefore, does not accord with the proper planning and sustainable development of the area.
2. The proposal to construct the access road in an area zoned Recreation / Amenity / Green Space, where it is stated that the Council will not normally permit development that would result in a loss of open space, would contravene the zoning objective and seriously injure the amenities of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Henchy

Date: 23/12/2024