



## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the pattern of development of the area, to the layout and proximity of the proposed development to site boundaries, to the very significant loss of the existing mature trees on the site and to the visual prominence of the development arising from the loss of existing trees, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity and the visual amenities of the area. The proposed development would, therefore, be contrary to the Residential/Infill zoning of the site, which has the objective 'to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services', and would be contrary to the proper planning and sustainable development of the area.

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**John Connolly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**