



An
Bord
Pleanála

Board Direction
BD-004938-20
ABP-304665-19

The submissions on this file, including the responses to the Board's Section 137 notices, and the Inspector's report were considered at a Board meeting held on 16/01/2020.

The Board decided to refuse outline permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the provisions of the Ministerial Guidelines, '*Sustainable Residential Development in Urban Areas*' 2009, published by the Department of Environment, Heritage and Local Government, specifically paragraph 5.11 and Appendix A, and '*Urban Development and Building Heights*', December 2018, prepared by the Department of Housing, Planning and Local Government, specifically SPPR4, it is considered that the net density of the proposed development, at this residentially zoned outer suburban / greenfield site on the periphery of a large town, which excludes the open space in the area zoned for open space to the south, would be excessively low and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the design of the proposed development would constitute a poor quality and inefficient layout and would, therefore, be contrary to the Ministerial Guidelines, '*Sustainable Residential Development in Urban Areas*'

2009, published by the Department of Environment, Heritage and Local Government, specifically paragraph 3.3 and Box 2: Best Practice Design Manual Criteria. Furthermore, and in terms of the differing policies and objectives, both national and local, which apply inside and outside development plan boundaries, it is considered that the proposed development would comprise a poor response to the potential of the site to provide a firm boundary to the south western growth of the town, which demands a high quality of design and layout, and would seriously injure the residential amenity of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

In deciding not to accept the Inspector's recommendation to grant outline permission, the Board considered that the net density of the proposed development would be excessively low, that the design would constitute a poor quality and inefficient layout, and would comprise a poor response to the potential of the site to provide a firm boundary to the south western growth of the town.

Board Member

Date: 17/01/2020

John Connolly