



An
Bord
Pleanála

Board Direction
BD-005541-20
ABP-305221-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2020.

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

Reasons and Considerations

1. Having regard to the existing deficiencies in the public water supply network at this location which are not likely to be addressed in the short term, notwithstanding the siting of the development on residentially zoned lands and the proposal to service the development from a private water supply, it is considered that the proposed development would be premature in the absence of the required long-term public water supply, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the Environment, Heritage and Local Government in May 2009, require a high-quality approach to the design of new housing developments. The National Planning Framework seeks to maximise the efficiency of lands in urban areas. The proposed density at 18 units per hectare indicates that the development does not make provide for maximum efficient use of lands in an urban area and the layout as submitted is similar

inefficient. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. The Board considered that this was a new issue but decided not to pursue this issue in the light of the substantive reason for refusal set out above.

Note 2: Having regard to the proposed site layout, indicative house designs and the existing / proposed site contours, it is considered that the development would result in a loss of residential amenity for the existing residential units to the north of the site through overbearing and overlooking leading to a loss of privacy and potential overshadowing of rear garden spaces consequently reducing their amenity value. The development would therefore injure the amenities and depreciate the value of property in the vicinity. The Board considered that this was a new issue but decided not to pursue this issue in the light of the substantive reason for refusal set out above.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 27/03/2020

Maria FitzGerald