



An  
Bord  
Pleanála

**Board Direction**  
**BD-006674-20**  
**ABP-307397-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2020.

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 proximity of the proposed development (in particular units Nos.1-8) to the N7 national primary road, to the existing noise environment at the site arising from the proximity to the N7 and to the requirement that windows to habitable bedrooms would have to remain closed to meet normally accepted noise levels for bedroom accommodation, it is considered that, notwithstanding the proposed noise mitigation measures in the design, the environment would have a serious negative impact on the use of the private amenity areas and internal living accommodation in Units Nos. 1-8. The proposed development would therefore result in a sub-standard form of residential development that would seriously injure the amenity of future occupants of the development and would be contrary to the proper planning and sustainable development of the area.
2. That the proposed residential layout incorporating two perpendicular residential blocks with a large area of circulation and parking to the front and areas of public open space that are separated from the majority of the site and units in the development would result in a visually incongruous and inappropriate form of residential development on this visually

prominent site on the approach to Kill town centre and would result in a poor standard of residential amenity for future occupants of the development. The proposed development would therefore seriously injure the residential amenities of future occupants, would be injurious to the visual amenities of the area and contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/10/2020

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Maria FitzGerald