



## Board Direction

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**Ref: PL06S.245215**

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 16<sup>th</sup> 2015.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

Having regard to the lack of an appropriate mix of house types and sizes , to the lack of permeability for pedestrians and cyclists , the poor quality of the residential layout and design which is in conflict with DMURS and the Sustainable Residential Developments in Urban Areas Guidelines, the Board considered that the proposed development would be injurious to the residential amenities of the area and of the residential amenities of future occupants and therefore would not be in accordance with the proper planning an sustainable development of the area.

**Note:** The Board concurred with the inspectors recommended reason for refusal regarding density but considered that it raised a new issue and considered that any new application for residential development on this site should conform to the points raised by the inspector on Page 19 of his report.

Copy of Board Direction to issue with Board Order.

Board Member: \_\_\_\_\_ Date: 18.12.15  
Paul Hyde