



Board Direction

Ref: 06F.245438

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th, January 2016.

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

REASONS AND CONSIDERATIONS

1. It is considered that the proposed development by virtue of its overall size and scale would be at variance with the character of Swords Main Street and would be visually obtrusive and out of keeping with the size and scale of existing buildings along Main Street. The proposed development would therefore be visually obtrusive at this location and would seriously injure the visual amenities of the area. Furthermore the proposal would be contrary to the stated policy of the Planning Authority as set out in the Swords Master Plan (2009) which seeks to restrict heights of buildings to 1 to 3 stories along this section of the Main Street. The proposed 5 storey block would exceed the stated aims of the Master Plan and would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed layout and design of the proposed apartment development would produce a cramped and substandard form of development with inadequate floor to ceiling heights within the individual apartments and would provide substandard communal open space for the occupants of the proposed apartments by reason of excessive overshadowing and inadequate daylight and sunlight penetration. The proposed development would therefore seriously injure the amenities of occupants of the proposed apartment blocks and would be contrary to the proper planning and sustainable of the area.

3. Having regard to the prominent location of the site and the established built form and character of Swords Main Street it is considered that the proposed development consisting of a five-storey building would be incongruous in terms of design and would be out of character with the streetscape and would set an undesirable precedent for future development in the area.
4. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the poor vision splays afforded to traffic egressing onto Fosters Way from the proposed car lift to service the development. Furthermore queuing for the proposed car lift for traffic accessing the basement car park associated with the proposed development could give rise to on-street traffic congestion and would therefore interfere with the operation and free flow of traffic along Fosters Way. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 7th, January 2016
Paddy Keogh