



Board Direction

Ref: PL03.245449

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st January 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the planning history of the site generally, and in particular to An Bord Pleanála appeal register reference number PL03.239393 (planning authority register reference number 11/0036), for which permission was granted in May 2012, and whereby the subject site forms part of the public open space to serve the houses of this estate, it is considered that the proposed development would materially contravene conditions 1 (as modified by condition 2), 4 (1)(d) and 10, attached to that permission. The proposed development would, therefore, preclude the provision of this area of the public open space serving Ard na Deirge, would preclude the completion of the permitted development in accordance with its terms, and would be contrary to the proper planning and sustainable development of the area.
2. The applicant has submitted insufficient information with respect to access to and within the site. The submitted plans show access arrangements to the site that do not accurately depict the permitted street layout, and show no access arrangements within the site. It has not been demonstrated that the site is capable of being satisfactorily accessed and it is therefore considered that the development of these dwellings would constitute haphazard and piecemeal development that would result in sub-standard residential arrangements, and would seriously injure the amenity of future occupants. To permit the proposal in these circumstances would be premature and contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the indicated changes in access arrangements from those permitted, and noted that this could have implications in terms of impacts on permitted public open space, as well as on the street layout in terms of the provisions of the Design Manual for Urban Roads and Streets. However, the Board also noted that the area in question is located outside the site boundary.

Board Member: _____ Date: 21st January 2016
Fionna O' Regan