



Board Direction

Ref: PL27.245480

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th January 2016.

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

Reasons and Considerations:

Having regard to the proposed layout of the site, to the sloping topography of the site and to the 'Urban Design Manual - a Best Practice Guide' issued by the Department of the Environment, Heritage and Local Government (2009), which sets as a key design criterion that development should evolve naturally in response to its surroundings, the Board considered that the development did not sufficiently provide for development along the contours of the site, that several of the access roadways were unnecessarily steep leading to a difficult pedestrian environment and a poor quality of visual environment which would not be sympathetic to the site of the proposal and would have adverse visual impact, particularly when viewed from the Marlton Road area. The Board therefore considered that the proposal would be seriously injurious to the visual amenities of the area and to the visual and residential amenities of residents of the proposed development, and that it would therefore not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date: 1st February 2016
Michael Leahy