



Board Direction

Ref: PL93.245483

Following a meeting held on 4th February 2016, the Board issued a notice to the parties under Section 137 of the Planning and Development Act, 2000, following which, submissions were received from the appellant, the planning authority and the applicant.

The report of the Inspector and the submissions on this file, including the further submissions received in response to the Board's notice, were considered at a further Board meeting held on 14th March 2016. The Board decided to refuse permission in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and housing density of the proposed development, the planning history of the overall site including the permission granted under An Bord Pleanála appeal reference number PL31.216423 (planning authority register reference number 05/60), and the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" issued by the Department of the Environment, Heritage and Local Government (2009) in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would result in an inadequate housing density that would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, would contravene Government policy to promote sustainable patterns of settlement, and would be contrary to the provisions of the said Guidelines, both by itself and in conjunction with the reduction in residential density permitted under planning authority register reference number 14/50053. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed housing density would result in the inadequate utilisation of zoned and serviced residential land and of the infrastructure supporting it, and would be contrary to the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" in relation to housing density in outer suburban/greenfield sites in cities and larger towns.

Note:

The Board considered that giving greater consideration to housing types and layout, particularly in the context of the overall site, could result in an acceptable density of housing at this location without necessarily being reliant on the provision of apartments.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 22nd March 2016
Fionna O' Regan