



Board Direction

Ref: PL06D.245741

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 15th 2016.

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

REASONS AND CONSIDERATIONS

1. The proposal by virtue of the fact it will generate significant additional traffic and turning movements on and off the heavily trafficked Sandyford Road/R117 and in very close proximity to a signalised junction with Dun Emer Road would give rise to conflicting turning movements. The proposed development would, therefore, constitute a traffic hazard and endanger public safety. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development by virtue of its proximity, height and scale relative to adjoining residential properties to the south and west, would have an overbearing impact and would be injurious to the residential amenities of these properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would constitute overdevelopment of the site, would give rise to a poor quality development that would fail to provide for an adequate degree of separation between the two Blocks on site that is contrary to Development Plan standards and would result in a poor quality outlook and lack privacy for the future occupants the scheme. The proposal would give rise to a poor standard of development and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 15.03.16
Paull Hyde