



Board Direction

Ref: 06F.247016

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th, December 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. The proposed development would, by reason of its design and layout, be out of character with the pattern of development in the area, would be contrary to the provisions of the Swords Masterplan 2009 and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the layout and design of the proposed development would result in significant overlooking between the apartment blocks and the provision of substandard communal open space by reason of excessive overshadowing and inadequate daylight and sunlight penetration. The proposed development would, therefore, seriously injure the amenities of the future occupants of the proposed apartment blocks and would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the poor visibility splays afforded to traffic egressing the development onto Fosters Way. Furthermore, queuing for the proposed vehicle lift for traffic accessing the basement car park could give rise to on-street traffic congestion that would interfere with the operation and free flow of traffic along Fosters Way. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 5th, December 2016
Paddy Keogh