



The submissions on this file and the Inspector's report were considered at a Board meeting held on January 18th 2017.

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

Reasons and Considerations

1. The proposed residential development is located on an area previously permitted as public open space serving the existing dwellings and has been landscaped and completed as such. To permit the dwellings would result in a substandard form of development resulting in the removal of centrally located area of open space which is functional, accessible, overlooked and provides linkages both visually and physically to the larger area of open space along the River Barrow. The proposed development would be contrary to policies REC P23 and REC P25 of the Joint Spatial Plan for the Greater Carlow Graigcullen Urban Area 2012-2018, and would be contrary to the recommendations of the Urban Design Manual: A Best Practice Guide. The proposal would result would set precedent for loss of open space areas and the provision of piecemeal, haphazard development that would result in diminished residential amenity at this location and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development entails the construction of residential development in an area identified as Flood Zone B. the nature of the development proposed is classified as highly vulnerable under the Planning System and Flood Risk Management: Guideline for Planning Authorities with a requirement to apply the sequential approach including a justification test regarding this type of development. The applicant has failed to provide sufficient information in the form of a flood risk assessment to demonstrate that the proposal is not at risk from flood events or would not exacerbate the risk of flood events in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18.01.17

Paul Hyde