



An  
Bord  
Pleanála

**Board Direction**  
**PL04.247399**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on February 17<sup>th</sup> 2017.

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

### **Reasons and Considerations**

Notwithstanding the zoning of the subject site, and the general desirability of promoting increased residential densities, as provided for in the current Development Plan for the area, and having regard to the pattern of development in the vicinity and the planning history of the site, it is considered that the proposed development, by reason of its layout, scale and design, would:-

- conflict with the provisions of the current Development Plan for the area and with the minimum standards provided for in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in December, 2008, including the mandatory Specific Planning Policy Requirements in the Updated Apartment Guidelines 2015, under the Planning and Development (Amendment) Act 2015;
- result in an inadequate quality and quantity of usable private open space to serve the proposed development, and in particular the proposed duplex apartments;
- give rise to substandard residential amenity for future occupiers.

The proposed development would accordingly fail to provide an appropriate design response to the context of this elevated site, would adversely impact on the visual amenities of the area, and would constitute a substandard form of development that would seriously injure the residential amenities of the area, including the residential amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17<sup>th</sup> February 2017

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Philip Jones