Board Direction
PL93.248811

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 23rd 2017 and at a subsequent Board meeting March 22nd 2018 at which the response to a S137 Notice and related submissions and an addendum inspectors report were also considered.

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

Reasons and Considerations

1.   Having regard to the lack of permeability for pedestrians and cyclists and to the poor quality of the residential layout and design, which is in conflict with the Design Manual for Urban Roads and Streets and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May, 2009, it is considered that the proposed development would seriously injure the residential amenities of the area and the residential amenities of future occupants, would contravene these Ministerial Guidelines and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

2.   On the basis of the information provided with the application and appeal, and in particular having regard to the uncertainties regarding the adequacy of the sewerage proposals for the development, and the in-combination effects of sewage overflows from this and other residential developments in the area, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on the Lower River Suir Special Area of Conservation (Site Code 002137) in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.

Board Member   **Date:** 22.03.18

Paul Hyde