



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.249346**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup> April 2018.

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

### **Reasons and Considerations**

1. 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 nature and layout of the proposed development in both qualitative and quantitative terms, the open space requirements and the wayleave requirements of a public sewer, it is considered that the proposed development, by reason of its layout, scale and design, would generally fail to comply with the overall design approach and requirements set out in both the Design Manual for Urban Roads and Streets (DMURS), issued in 2013 and the Urban Design Manual – A Best Practice Guide issued in 2009.

The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area, would be contrary to Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, based on the information provided, that the surface water management proposal takes adequate account of Sustainable Drainage

Systems (SuDS) requirements. The development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13<sup>th</sup> April 2018

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Michelle Fagan