



An
Bord
Pleanála

Board Direction
BD-000330-18
ABP-300185-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th May 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development, by reason of a lack of definition of public open space and location of parking leading to potential conflict between pedestrians and vehicles, and poor standard of public realm, would conflict with the provisions of the current Development Plan for the area and with the minimum standards recommended 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a Section 137 notice, the Board considered that the matters could not be dealt with by additional information.

Board Member

Date: 18/05/2018

Michelle Fagan