



An  
Bord  
Pleanála

**Board Direction**  
**BD-000189-18**  
**ABP-300191-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/04/2018.

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 pattern of development in the vicinity and the planning history of the area, it is considered that the proposed development, by reason of its layout, scale and design, would:-
  - provide for a road and estate layout which would not be conducive to pedestrian safety and would generally fail to comply with the overall design approach and requirements set out in the Design Manual for Urban Roads and Streets (DMURS), issued in March 2013;
  - result in a significant traffic hazard for existing residents in the area by reason of the existing layout of The Willows and would adversely affect the existing residential amenities of the existing residents by reason of the additional traffic resulting from the proposed development.

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.

**Note:** In deciding not to accept the Inspectors recommendation to include a second reason for refusal , the Board considered that the inspectors concerns could be addressed by condition.

**Board Member**

**Date:** 13/04/2018

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Paul Hyde