



An
Bord
Pleanála

Board Direction
BD-001208-18
ABP-300251-17

The submissions on this file and the Inspector's report were considered at Board meetings held on 7/06/2018 and 24/09/2018.

At the meeting held on 7/06/2018, the Board noted that a new issue in relation to archaeology had been identified in the Inspector's report and in accordance with Section 137 of the Planning and Development Act 2000 (as amended) issued a notice to all parties. Following a request for clarification on the notice from the appellant a further Section 137 notice was issued to all parties.

The Board considered all the submissions received at the meeting of 24/09/2018. The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the prominent location of the site and to the established built form and character of the area, it is considered that the proposed development, by reason of the layout and form of development proposed, would be out of character with the architectural form of the area and that the proposed design was not in accordance with the guidance set out in the *Sustainable Residential Development in Urban Areas* (Department of Environment, Heritage and Local Government, 2009) or the *Design Manual for Urban Roads and Streets* (Department of Transport, Tourism and Sport, 2013).

Note: The Board was satisfied that the archaeological issues outlined in the Section 137 notice issued were satisfactorily addressed by the applicant's submission. The

Board decided that the applicant's submission did not warrant further circulation to all parties under Section 131 in light of the extant reason for refusal detailed above.

Board Member

Date: 27/09/2018

Maria FitzGerald