



An
Bord
Pleanála

Board Direction
BD-000546-18
ABP-300370-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2018.

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

Reasons and Considerations

1. Having regard to the site location and its relationship with adjoining lands, it is considered that the proposed development constitutes an uncoordinated and disjointed development approach to the subject site and the adjacent lands and fails to adequately consider the development potential for those lands in which the applicant and / or the landowner retains an interest / ownership. The proposed development would, therefore, constitute inappropriate disorderly development which would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development and accordingly would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site location on zoned and serviceable lands, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in land usage given the site location within the town centre of Newtownmountkennedy in close proximity to educational facilities and to established social and community services in the immediate vicinity. It is considered that the low density proposed would be contrary to the provisions of the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas (2009)', issued to

planning authorities under section 28 of the Planning and Development Act, which indicate that within centrally located sites in smaller towns, densities of 30-40+ dwellings per hectare for mainly residential schemes may be appropriate in the interests of land efficiency. The proposed development would, therefore, be contrary to these Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/06/2018

Stephen Bohan