



An
Bord
Pleanála

Board Direction
BD-000212-18
ABP-300394-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th 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. In the absence of information with respect to the adequacy of the wastewater treatment system serving the site, the Board is not satisfied that the wastewater treatment system has adequate capacity for the proposed increase in wastewater loading. The proposed development would therefore be prejudicial to public health and the proper planning and sustainable development of the area.
2. Having regard to the information on file, it is considered that the proposed development would result in an unsatisfactory standard of residential and visual amenity for future occupants of the apartments by reason of inadequate provision of good quality, properly landscaped, private and communal open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The applicant has failed to demonstrate adequate provisions in relation to the car park for: (a) construction details of the footways, kerbing and drainage to the rear of the apartments; (b) commercial delivery details and waste storage; and, (c) traffic calming and the provision of a footpath to the car parking area. The proposal for car parking to serve the apartments is unsatisfactorily located remote from the units. The applicant has therefore not demonstrated

that the proposed development would not give rise to traffic hazard and is therefore contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/04/2018

Maria FitzGerald