



An
Bord
Pleanála

Board Direction
BD-001583-18
ABP-300678-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2018.

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 excessive height, scale, design, layout, elevational treatment and inappropriate level of integration with the existing buildings along Forster Way, the proposed development would be visually obtrusive and incongruous, and it would seriously injure the visually amenities of the streetscape and surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the linear design, internal layout and configuration of the proposed apartments, and the pattern of development in the area, the proposed development would provide for poor quality residential amenity within the apartments for the future occupants by reason of inadequate daylight and sunlight penetration. The proposed development would, therefore, seriously injure the amenities of the future occupants and would be contrary to the proper planning and sustainable development of the area.
3. Notwithstanding the plans and particulars submitted with the application in

relation to the car parking spaces and vehicular access arrangements, the Board is not satisfied that the proposed development would not give rise to a traffic hazard or endanger the safety of other road users including pedestrians. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted that the revised proposal for access from Main Street, submitted to the planning authority on 15th November 2017 in response to a request for further information, would involve development outside the red line boundary of the application site.

(Enclose copy of Direction with Board Order)

Board Member

Date: 12/11/2018

John Connolly