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Bord  
Pleanála

**Board Direction**  
**BD-001164-18**  
**ABP-300959-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 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 Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DECLG 2009) and the Design Manual for Urban Roads and Streets (DECLG and DTTS 2013), it is considered that by reason of the response to site context, the predominance of ground level parking, and elevational and boundary treatments to Metges Road, coupled with the proximity of development to the northern boundary and western tree line, lack of permeability across the site, and lack of adequate open space in terms of quality, nature and location, the proposed development amounts to a substandard form of urban development, which is not in accordance with the design and layout guidance set out in the Sustainable Residential Development Guidelines or DMURS. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 24/09/2018

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Michelle Fagan