



An
Bord
Pleanála

Board Direction
BD-000867-18
ABP-300988-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2018.

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 proposed alterations of the existing topography; the site layout which results in a lack of natural surveillance/passive supervision of the street network and public open space; in addition to the suburban character of the house designs; it is considered that the proposed development would constitute an unattractive and inappropriate housing scheme, which would not accord with the prevailing character of the area or contribute positively to the public realm, contrary to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', 2009, and which would also conflict with the policies of the Roscommon County Development Plan 2014-2020, particularly sections 9.5, 9.5.3 and 9.6.7. The proposed development would therefore seriously injure the amenities of the area and property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development by reason of its road layout, scale and design, would provide for a road and estate layout that would militate against an attractive pedestrian environment and would generally fail to comply with the overall design approach and requirements, as set out in the 'Design Manual for Urban Roads and Streets' (DMURS), 2013. The proposed development would, therefore, constitute a substandard form of residential development that would seriously

injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/08/2018

Michelle Fagan