



An
Bord
Pleanála

Board Direction
BD-001286-18
ABP-301157-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2018.

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

Reasons and Considerations

1. It is considered that the car parking provision for the proposed development and, in particular the lack of sufficient on-site car parking spaces, would be seriously deficient and would be inadequate to cater for the parking demand generated by the proposed development, thereby leading to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and which would tend to create serious traffic congestion. It is also considered that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the protected structure status of no. 1 Prince of Wales Terrace, it is considered that the proposed works would, by virtue of their extent/nature/level of intervention, have a detrimental and irreversible impact on the essential qualities of the curtilage of this structure, thereby materially affecting its character. The development would also detract from the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of this Protected Structure, would seriously

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

3. Having regard to the nature of the basement accommodation, the restricted character of the site and the limited scale of the voids designed to provide natural light to the accommodation, it is considered that the proposed development by reason of its design, would result in inadequate sunlight and daylight penetration to the proposed accommodation, would constitute a substandard commercial development, result in a poor standard of amenity for future occupants of the development and would set an undesirable precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/10/2018

Eugene Nixon