



An  
Bord  
Pleanála

**Board Direction**  
**BD-001839-18**  
**ABP-301610-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2018.

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

### **Reasons and Considerations**

1. The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design and layout of new housing. Having regard to the proposed site layout, and in particular the poor disposition and quality of public communal open space and future connectivity to Carrigtwohill Train station, the proposed development would constitute a substandard form of development, would provide an inadequate standard of amenity for future occupants and, therefore, conflict with provisions of the said guidelines. Furthermore, it is considered that the proposed development, including the revised proposal submitted by the applicant on the 1<sup>st</sup> day of October 2018 does not provide an appropriate architectural design response for the site. The proposed development is considered to be inconsistent with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/12/2018

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Terry Ó Niadh