



An
Bord
Pleanála

Board Direction
BD-001228-18
ABP-301836-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2018.

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

Reasons and Considerations

1. Having regard to the objectives of the current development plan for the area and having regard to the pattern of development in the vicinity, it is considered that, by reason of the design, bulk, footprint and, in particular, the overall elevational treatment which is bland, lacks articulation and liveliness and carries no reference to the existing urban grain of the area, the proposed development would militate against an attractive environment, would be of insufficient architectural quality on a prominent site in this riverside and gateway setting and would seriously injure the visual amenities of the area. The design is not considered to justify the demolition of the existing structures on the site. The proposed development would, therefore, conflict with the objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development does not fully comply with the 'Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities' (March 2018) by reason of not meeting the minimum requirements for the quantum and appropriate location of internal storage areas, the orientation of all terraces/balconies along the northern aspect of the proposed apartment block and the provision of additional car parking in areas of public

open space provided as part of the existing residential development to the south and south-west. Having regard to the above, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

3. The proposed development, in close proximity to recorded monuments and protected structures, would be contrary to objective HO1.2 of the Clane Local Area Plan 2017 – 2023 in relation to the setting of the protected structures, and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/10/2018

Paul Hyde