



An
Bord
Pleanála

Board Direction
BD-002477-19
ABP-301956-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2019.

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 proposed development by reason of its inadequate provision of both, private open space at unit nos. 27,28, 36, 37, 38, 39 and 40, and public open space (particularly in the absence of a confirmed access to the adjoining public open space to the south of the subject site) , would conflict with the relevant open space provisions of the current Development Plan for the area, would offer a poor standard of residential amenity, and would be contrary to the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in May, 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/03/2019

Chris McGarry