



An
Bord
Pleanála

Board Direction
BD-002134-19
ABP-302253-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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

Reasons and Considerations

It is considered that the proposed residential layout and design are of insufficient quality due to

- the lack of integration and connection with the adjoining Keatingstown residential estate including the existing open spaces,
- the absence of visual integration with the Keatingstown junction,
- the design and orientation of dwellings backing onto open space and
- the absence of permeability for pedestrians and cyclists through the site,

which is in conflict with DMURS and the Sustainable Residential Developments in Urban Areas Guidelines and the provisions of Appendix 1 of the Wicklow County Development Plan 2016 – 2022.

Furthermore it is considered that the proposed development is not sufficiently innovative to secure an appropriate density for this serviced and valuable land resource and that the proposed scheme would be contrary to the provisions of "Project Ireland 2040 - National Planning Framework" issued by the Department of Housing, Planning and Local Government (2018) and

“Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government” (2009). The Board considered that the proposed development would seriously injure the residential and visual amenities of the area and, therefore, would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 15/01/2019

Terry Prendergast