



An
Bord
Pleanála

Board Direction
BD-002613-19
ABP-303137-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 19th 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. Having regard to the scale of the proposed development, and the resulting volumes of vehicular and pedestrian/cyclist traffic likely to be generated, it is considered that the proposed development would be premature by reference to existing deficiencies in the local road network in terms of capacity, width, alignment, public lighting, and pedestrian and cycle facilities, and where these deficiencies would render the network unsuitable to carry the increased road traffic likely to result from the development, and the period within which the constraints involved may reasonable be expected to cease. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed interface of the development with Waterfall Road would militate against the creation of an attractive and active urban streetscape. The provision of a stone wall in conjunction with a railing for the entire length of the site frontage, notwithstanding the difference in road levels across the site frontage, is considered to detract from the passive surveillance and creation of an active urban streetscape reinforcing the function of Waterfall Road as a road, which is contrary to the principle of Design Manual

for Urban Roads and Streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board has serious concerns regarding the future residential amenity of the proposed development and in particular the proposed duplex units. The ground floor units of Duplex Blocks A and B have limited daylight/sunlight to the rear of these units, poor quality private amenity space and poor outlook from the main living accommodation to the private amenity space. The configuration and access to private and semi-private amenity space serving the corner duplex units, A1, A2 and A3 is inappropriate and would be prejudicial to the residential amenity of the future occupants of these units. It is considered that the overall design of the proposed development, including a poor disposition of public open spaces and a significant series of level differences between the proposed houses, and their private open spaces, would offer a poor standard of amenity for future residents and would set an undesirable future precedent for inappropriate private and semi-private amenity space provision. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: While the Board concurred with the Inspector's concerns regarding the unsatisfactory nature of the documentation submitted with the application, and especially the Traffic and Transportation Assessment, and her concerns regarding the car-dependent nature of the proposed development, as outlined in her recommended reason for refusal number 4, the Board decided not to include this refusal reason, having regard to the substantive reasons for refusal set out in its Order, and in particular refusal reason number 1.

[Please issue a copy of this Direction, with the Board Order, to the Planning Authority, observers and prescribed bodies.]

Board Member

Date: 19th March 2019

Philip Jones