



An
Bord
Pleanála

Board Direction
BD-003031-19
ABP-303630-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 14th 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. The proposed development, by reason of its form and layout and its predominance of three and four bedroomed houses, would be contrary to the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual issued by the Department of the Environment, Heritage and Local Government in May 2009. It is considered that the development as proposed results in a poor design concept, lacks variety and distinctiveness, fails to establish a sense of place, and includes a poor quality of architectural design that does not respond appropriately to the topography of the site. Furthermore, the development does not provide sufficient high quality usable open spaces and fails to facilitate adequate and appropriate passive surveillance of green spaces and pedestrian routes. The development also fails to adequately consider the use of SuDS through the provision of green infrastructure proposals. The proposed development would, therefore, be contrary to these Ministerial Guidelines which promote innovative and qualitative design solutions, would seriously injure the residential amenities of

future occupants and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the Environmental Impact Assessment Report, together with the documentation submitted with the application, does not identify or describe adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment. The Board is not satisfied that the information contained in the EIAR complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU, particularly with regard to soil, traffic, noise and landscape and visual impact.

Note: In reaching its decision, the Board had concerns about the submitted Traffic and Transport Assessment (and equivalent section in the Environmental Impact Assessment Report), in that it failed to assess the impact of the development on nearby junctions on the road network, and in particular was of the view that the trip generation figures, upon which the traffic impact was predicated, was unsubstantiated and lacked adequate background information, such as the input parameters used, and accordingly did not enable the Board to assess the credibility of the data, or whether this data would be appropriately representative of the location of the subject site. Accordingly, the Board could not be satisfied that the proposed development would not endanger public safety by reason of traffic hazard to road users, and especially vulnerable users such as cyclists and pedestrians. However, having regard to the substantive reasons for refusal set out above, the Board decided not to add this as an additional separate reason for refusal.

[Please issue a copy of this Direction with the Board Order to the parties and observers.]

Board Member

Date: 14th May 2019

Philip Jones