



An
Bord
Pleanála

Board Direction
BD-003108-19
ABP-303663-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2019.

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 streetscape, the layout of the proposed development, in particular the location and layout of private amenity spaces serving Units 1 and 4 and presentation of the development to Street 3 and the Burgage footpath to the east, it is considered that the proposed development would have a negative impact on the visual amenity and character of the area and result in private amenity spaces that are subject to overbearing visual impact and lack of privacy. The proposed development would therefore seriously injure the amenities of residential properties in the vicinity, would result in a sub-standard form of residential development for future occupants and would be contrary to the proper planning and sustainable development of the area.
2. In the absence of detailed layouts for foul drainage and water supply layouts, and surface water attenuation proposals and calculations for the site and adjoining development lands to the north, the Board is not satisfied that it has been demonstrated that the proposed development would not result in a risk of surface water flooding and would be capable of connection to the existing public drainage network in the vicinity of the site. The proposed development would therefore be contrary to IE Policy 1 (water and wastewater) and IE Policy

2 Objectives 4 and 5 (SuDS) of the South Dublin County Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development does not comply with the provisions of the Newcastle Local Area Plan in which the site is identified as public open space and as a neighbourhood park, does not comply with the Boards decision on File reference ABP 301421-18 which confirmed condition 2(e) of South Dublin County Council's decision relating to Planning Register reference SD17A/0378 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/05/2019

Terry Ó Niadh