



An
Bord
Pleanála

Board Direction
BD-003302-19
ABP-303679-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

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 "Mixed Use" zoning of the site, and its identification as an Opportunity Site (OP1 (MU2)) within the provisions of the Clare County Development Plan, 2017-2023, it is considered that the proposed commercial element of the development by reason of height, scale and form, and by reason of the design detail and selection of the materials and finishes would not constitute a positive and high-quality key landmark structure that would satisfactorily integrate into and contribute positively to the established character of the existing streetscape and surrounding built environment. As a result, the proposed development would be seriously injurious to the visual amenities of the area and to established pattern and character of development in the vicinity. It would materially contravene the specific development objectives for the site set out in the Clare County Development Plan, 2017-2023, and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design and layout of the proposed development it is considered that the proposed development would be of insufficient quality and would not provide a satisfactory standard of residential amenity for the future occupants of the dwellings by reason of inadequate connectivity between the proposed dwellings

and the public open space; the amenity value of the public open space which is peripherally located on sloped land at the western edge of the site; a predominance of vehicular circulation space and surface parking with inadequate screening and soft landscaping; poor configuration of plots, dwellings and private open space; inadequate access to sunlight and daylight, and lack of a passive surveillance, permeability and defined pedestrian facilities and routing within the residential element. Therefore, the layout of the proposed development would be substandard and seriously injurious to the residential amenities of the future occupants and to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/06/2019

Michelle Fagan