



An
Bord
Pleanála

Board Direction
BD-003311-19
ABP-303748-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/6/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the residential zoning objective for the area to protect and/or improve residential amenity as provided in the South County Development Plan 2016-2022, to the permitted residential development on the site including a condition requiring the omission of houses in this area, the Board considered that the design options proposed did not provide adequate passive surveillance for the public open space and furthermore would impact negatively on the quality and usability of the residual public open space should the proposed development progress. The Board considered therefore that the proposed development would seriously injure the residential amenity of the future occupiers of the permitted residential development and would therefore not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the layout and design of the proposed dwellings provided for in Option 1 provided adequate passive surveillance of the open space and also considered that this option would further reduce the quantum, quality and usability of public open space for the permitted residential development. Therefore, the

proposed development would seriously injure the residential amenity of future occupiers of the development and would not be in accordance with the zoning objectives for the area.

Board Member

Date: 17/06/2019

Maria FitzGerald