



An
Bord
Pleanála

Board Direction
BD-003821-19
ABP-304329-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/8/2019.

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 nature, scale and layout of the proposed development on this restricted site, to the pattern of existing and permitted development in the surrounding area, and to the juxtaposition of the proposed residential units and their associated amenity areas with adjoining established commercial and industrial uses, it is considered that the proposed development would provide a poor standard of development with inadequate levels of residential amenity for future occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would not provide adequate, well-designed communal amenity space in a secure and usable form to meet the needs of future residents of the development. The proposed development would, therefore, conflict with the provisions, as set out in the current Development Plan for the area and with the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities"

issued by the Department of the Environment, Heritage and Local Government in March, 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/08/2019

Terry Prendergast