



An
Bord
Pleanála

Board Direction
BD-003954-19
ABP-304458-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2019.

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 siting and orientation of Units 3 and 4 and the scale and proximity of these units relative to the existing adjoining dwelling 'Coolamber', it is considered that the proposed development would constitute the over development of the site and have a negative impact on the amenity of the future occupants of 'Coolamber' by virtue of overlooking, overbearing visual impact and visual intrusion. The proposed development would therefore seriously injure the amenities of property in the vicinity, would be contrary to the residential zoning objective of the site and the protection of residential amenity and would be contrary to the proper planning and sustainable development of the area.
2. The location of and access to the area of public open space at the southern end of the site is such that it would result in a sub standard layout and level of residential amenity by virtue of being poorly supervised with a poor distinction between public and private areas and inadequate integration into the overall development. The proposed development would therefore seriously injure the amenities of future occupants of the development, would be contrary to the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, and particularly sections 7 (Layout) and 8

(Public Realm) of the accompanying Urban Design Manual and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/09/2019

Michelle Fagan