



An
Bord
Pleanála

Board Direction
BD-004132-19
ABP-304572-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is an objective of national policy as set out in the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" (Department of the Environment, Heritage and Local Government in May 2009) and the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" (Department of the Environment, Community and Local Government in December 2015), to ensure high quality in the design and layout of places and neighbourhoods and in individual residential units. Having regard to restricted nature of this site, the proposed access arrangements and the design of the proposed dwelling, it is considered by reason of its layout, form and design that the proposed development would result in a substandard residential unit and would seriously injure the residential amenity of future residents of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/10/2019

Michelle Fagan