



An
Bord
Pleanála

Board Direction
BD-004899-20
ABP-304834-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2019 and following receipt of responses to a Section 137 request the Inspectors report and further submissions were considered on 10/01/2020.

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 the policy of the Planning Authority, as set out in the current Development Plan for the area, to promote high quality design (Policy UD1: Urban Design Principles and Section 8.2.3.1 Quality Residential Design refers). This policy is considered to be reasonable. Having regard to the visually prominent location of this infill site at the main junction of the Violet Hill roadway, to the established built form and character of the area it is considered that the proposed development, would be incongruous in terms of its design, which would be out of character with the streetscape and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, in relation to urban development and would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 14/01/2020

Paul Hyde