



An
Bord
Pleanála

Board Direction
BD-004752-19
ABP-305148-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2019.

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

Reasons and Considerations

1. On the basis of the information submitted with the planning application and appeal, it was noted that the proposed development is reliant on works to provide access arrangements which are outside of the appeal site (red line) boundary. The Board considered that the proposed development would endanger public safety by reason of traffic hazard as it has not been demonstrated that safe access to the proposed development will be provided.
2. Having regard to the location of the site within easy walking distance of high-quality transport in an existing fully serviced area, the Board considered that the proposed development with a density of 22 units per hectare and the preponderance of 4-bed houses types, would not provide for an acceptable efficiency in serviceable land usage and that therefore the density proposed would be contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of Environment, Heritage and Local Government in May 2009, as they relate to cities and towns. The proposed development would, therefore,

be contrary to these Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that safe access to the site had not been adequately demonstrated in the information submitted, and that the proposed low density and lack housing mix would be unacceptable in terms of efficient land use on a serviced site near high quality public transport, and considered that the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/12/2019

Michelle Fagan