



An
Bord
Pleanála

Board Direction
BD-004820-19
ABP-305202-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2019.

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

Reasons and Considerations

1. The site of the proposed development is located on a Poundbrook Lane which is seriously substandard in terms of width, alignment, surfacing and carrying capacity to facilitate vehicular movements to and from the site. There is insufficient evidence to show that the applicant has sufficient legal interest over the lane to upgrade or restrict traffic movements on the lane. Furthermore, sightlines are restricted in a southwards direction at the junction of Poundbrook Lane and the R755, Main Street. It is considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the greenfield nature of the site, the location of the Poundbrook stream on site which is within the catchment of the Avonmore River and the proximity of the site to Flood Zone B, and on the basis of the submissions made in connection with the planning application and appeal and

in the absence of a fully detailed Flood Impact Assessment, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

3. The proposed development, by reason of its design and layout and qualitative provision of private open space and communal open space would fail to establish a satisfactory standard of amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area would conflict with the provisions of the Development Plan and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in December, 2009.

4. Having regard to the proposed alterations of the existing topography and specifically the extensive use of retaining walls within the scheme, the removal of existing boundary hedge and the proposed boundary wall along Brewery Bends, it is considered that the proposed development would constitute an unattractive and inappropriate housing scheme, which would impact negatively on the character of the area and would not contribute positively to the public realm, contrary to the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)" issued by the Department of the Environment, Heritage and Local Government in May, 2009, DMURS and which would also conflict with the policies of the Wicklow County Development Plan 2016-2022, particularly Objective HD2 and the provisions of Appendix 1 of the Development Plan. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

5. It is considered that the design of the proposed development would impact negatively on the character and setting of the adjacent Architectural Conservation Area and to protected structures, NIAH register number 16318006 and NIAH register number 16318007, which together with their neighbours and the church to the east form part of an informal late Georgian Square. The proposed development would be contrary to the “Architectural Heritage Protection - Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in May, 2004 and would seriously injure the visual amenities of the area and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/12/2019

Michelle Fagan