



An
Bord
Pleanála

Board Direction
BD-005984-20
ABP-305224-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2020.

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

Reasons and Considerations

Having regard to the “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, which includes key criteria such as context, variety and distinctiveness, the Board considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site, fails to establish a sense of place, would result in a substandard form of development that lacks variety and distinctiveness including the road frontage and removal of the historic wall and includes a poor quality of urban design in the historic core of the town, all of which would be seriously injurious to the residential amenities of future occupants and the amenities of the area. The proposed development would, therefore, be contrary to these Ministerial Guidelines and would be 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 the proposed development did not adequately address the key criteria under the “Urban Design Manual – a Best Practice Guide”, was dominated by roads and surface car parking, with a poor design concept that lacks

variety and distinctiveness and includes a poor quality of urban design, including along the road frontage, all of which would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the “Urban Design Manual – a Best Practice Guide”, and would, therefore, seriously injure the residential amenities of future occupants, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/06/2020

Stephen Bohan