



An  
Bord  
Pleanála

**Board Direction**  
**BD-006775-20**  
**ABP-305587-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2020.

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 "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government (2009), to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness, which criteria are embedded in the guidelines. It is considered that the development as proposed results in a poor quality of residential design that is substandard in its scale and layout and fails to provide high quality usable open spaces. Furthermore, the proposed layout fails to adequately address the site topography resulting in a visually prominent development. The proposed development would therefore be contrary to these Ministerial Guidelines and would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the internal road layout is unimaginative and, by reason of the lengthy stretches of straight roads, lack of adequate supervised pedestrian permeability to the existing residential estate, would be in material conflict with the principle and design concepts set out in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism

and Sport and the Department of the Environment Community and Local Government in March 2013. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/10/2020

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Stephen Bohan