



An  
Bord  
Pleanála

**Board Direction**  
**BD-005096-20**  
**ABP-305713-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2020.

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

### **Reasons and Considerations**

Having regard to the core principles of the National Planning Framework, which seeks to deliver future environmentally and socially sustainable housing of a high standard for future residents and to achieve placemaking through integrated planning and consistently excellent design, to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), to the Design Manual for Urban Roads and Streets (2013), and notwithstanding the appropriate density and housing mix achieved, it is considered that the proposed development, by reason of its road layout, dominance of surface carparking and lack of high quality usable public open spaces, does not represent a satisfactory urban design response for the site and would lead to conditions injurious to the residential amenities of future occupants. The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 06/02/2020

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Michelle Fagan