



An  
Bord  
Pleanála

**Board Direction**  
**BD-005372-20**  
**ABP-305780-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2020.

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

### **Reasons and Considerations**

It is considered that, by reason of its layout in which there is deficient quantum and configuration of private open space provision for each dwelling, a predominance of linear surface parking facilities in conjunction with the centrally located internal access route, lack of legibility as a cluster scheme with a central focus and sense of place in which landscaping, planting and pedestrian facilities are incorporated and in which there is clear connectivity with the environs on Church Street which would enhance the visual amenities and integrity of the context of the surrounding built environment close to the centre of Gort, the proposed development would constitute substandard development. As a result, the proposed development would seriously injure the visual and residential amenities of the area, including the attainable residential amenity value for the future occupants and would undermine, and fail to contribute to or enhance, the consolidation of the town centre and the surrounding built environment and consequently the future sustainable urban development of Gort. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/03/2020

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Dave Walsh