



An
Bord
Pleanála

Board Direction
BD-005514-20
ABP-306031-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

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

Reasons and Considerations

1. Having regard to the design, scale and layout of the proposed development, it is considered that the proposed development would constitute overdevelopment and would be excessively overbearing on adjoining properties to the north. The Board is not satisfied that the overshadowing and overlooking effects on the properties on Garden Terrace had been sufficiently mitigated, and considered that the proposed development would seriously injure the residential amenities of property in the vicinity, and would therefore, not be in accordance with the proper planning and sustainable development of the area.
2. PA reason number 2
3. The Board is not satisfied that the developer has demonstrated that they can provide adequate arrangements for refuse collection, access for emergency vehicles and deliveries, and consider that the proposed development would endanger public safety by reason of traffic hazard 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 level of diminution of the amenity for residents living in close proximity to the north of the proposed development had not been sufficiently mitigated in relation to overlooking and overshadowing, that the disposition of Block 1 and Block 2 on the site would result in an unacceptable level of residential amenity for future occupants, and that the access arrangements for refuse collection, deliveries and emergency vehicles would result in a risk to pedestrian and traffic safety. The proposed development would therefore not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 26/03/2020

Michelle Fagan