



An
Bord
Pleanála

Board Direction
BD-005750-20
ABP-306088-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2020.

The Board decided to defer consideration of this case and to issue a Section 137 notice to the parties, as follows:-

- Having regard to;
- the site location on lands in a suburban area at the edge of Ennis, a key town within the Mid-West Region according to the Regional Spatial and Economic Strategy for the Southern Region, and county town in the Clare County Development Plan, 2017-2023,
- the zoning of the site for residential development,
- the housing mix and density proposed,
- and, to the design and layout of the open space,

it is considered that the proposed development at this location, with the predominance of three and four bedroom semi-detached houses, and an overall net density of less than 19 units per hectare would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage and would

be contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

It is further considered, that the proposed development lacks variety and distinctiveness, fails to establish a sense of place, fails to provide high quality open space, and has poor connectivity through the site to the surrounding area.

Furthermore, the layout of the proposed scheme is considered to be dominated by roads, and fails to provide an overall street hierarchy, which, together with inadequate pedestrian and cycle connectivity through the site, would be contrary to the provisions of the Design Manual for Urban Roads and Streets, issued by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in 2013. As such, the proposed development would be contrary to these Ministerial guidelines and, therefore, be contrary to the proper planning and development of the area.

(Allow 3 weeks)

Board Member:

Date: 14/05/2020

Michelle Fagan