



An
Bord
Pleanála

Board Direction
BD-005604-20
ABP-306169-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2020.

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of the confined site configuration, the deficient quantum, quality and poor orientation of private open space provision for the proposed dwellings and lack of dedicated provision for cycle parking and refuse storage and collection, would constitute a substandard quality of residential design and layout, which would be seriously injurious to the residential amenities of prospective occupants. The proposed development would therefore be contrary to the proper planning and sustainable development the area.
2. The proposed development would obscure northward sightline visibility from the entrance of the adjoining site to the immediate south of the proposed dwellings and would interfere with the safety of traffic movements onto the public road from this existing vehicular entrance/exit. The proposed would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/04/2020

Chris McGarry