An Bord Pleanála

Board Direction
BD-005565-20
ABP-306225-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2020.

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

Reasons and Considerations

1. The proportion of single aspect apartments in the proposed development would contravene Specific Planning Policy Requirement 4 of the Guidelines for Planning Authorities on the Design of New Apartments issued by the Minister in March 2018. In addition, the level of communal open space provision is below the minimum standard set out in Appendix 1 of the guidelines. The proposed development would, therefore, fail to provide an adequate level of residential amenity for future occupants of the scheme and would be contrary to guidelines issued to planning authorities under section 28 of the Planning and Development Act 2000, as amended.

2. The proposed development would be premature having regard to the existing deficiencies in the wastewater sewerage network in the area and the period within which this constraint may reasonably be expected to cease.

Note:

The applicant is advised that the Board considers that the proposed development is deficient in the provision of childcare places having regard to the guidance set out in the Childcare Facilities – Guidelines for Planning Authorities 2001.

In deciding not to accept the inspectors recommended first reason for refusal on design and visual impact reasons the Board was satisfied that the elevations of proposed Block A and Block B would be acceptable in terms of appearance and scale and would in terms of massing represent an appropriate sense of enclosure to the N11 corridor and would not seriously injure the visual amenities of adjoining properties or the visual amenities of the wider area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member   **Date:** 09/04/2020

Paul Hyde