



An
Bord
Pleanála

Board Direction
BD-005905-20
ABP-306385-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2020.

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 Ministerial Guidelines "Sustainable residential Development in Urban Areas- Guidelines for Planning Authorities" issued by the Department of the Environment, heritage and Local Government in May 2009 recommended a sequential and co-ordinated approach to residential development, whereby undeveloped lands closets to the core and public transport routes be given preference and that the scale of new residential schemes should be in proportion to the pattern and grain of existing development, proceeding at smaller towns and villages on the basis of a number of well-integrated sites within and around the village centre, rather than focusing on rapid growth driven by one very large site. It is considered that that site is located in an area which is remote and isolated form the village core of Woodlawn and its extensive development would not be in line with the orderly expansion of the settlement. Having regard to the lack of pedestrian linkage and excessive walking distance to Woodlawn, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be overdevelopment at an isolated location, excessively car dependent and would, therefore, be contrary to said National Guidelines, issued

under Section 28 of the Planning & Development Act, 2000 (as amended) and to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its design and layout, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the rural character and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Woodlawn is deficient in terms of municipal wastewater facilities. The proposed development entails the installation of a private wastewater treatment system, having regard the nature and scale of the proposal and the loading required, I would consider that the proposal would be premature pending the provision of adequate municipal wastewater treatment facilities within the settlement at this location, would contribute to a proliferation of such wastewater treatment systems in the area and set a precedent for such an arrangement for the future development within the settlement. The proposal development would, therefore, be prejudicial to public health and contrary to the proper planning and development of the area.
4. The proposal is for an urban development at rural location where the maximum speed limit applies and there is a lack of existing pedestrian facilities such as footpaths and public lighting. The proposed development would give rise to an unacceptable level and intensity of turning movements at a location where there is inadequate provision of separation between vehicular and pedestrian movements. The proposed development would endanger public safety by reason of traffic hazard and is an inappropriate location form development of this type and scale. The proposal development would, therefore, be contrary to the proper planning and development of the area.
5. The proposal is deficient in design with a lack of sufficient or well defined private and public open space serving the residential units and a dominance of road

infrastructure on site curtailing the accessibility or definition of public and private open space. The proposed development would constitute a substandard form of development with insufficient residential amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 08/06/2020

Maria FitzGerald