



An
Bord
Pleanála

Board Direction
BD-005983-20
ABP-306543-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2020.

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

Reasons and Considerations

The proposed development, having regard to the scale and quantum of development proposed, would give rise to overdevelopment of a restricted site. Notwithstanding its compliance with the quantitative requirements for communal open space as set out in Appendix 1 of the "Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities" published by the Department of Planning, Housing and Local Government in March 2018, by reason of its inadequate quantitative provision of communal open space, the proposed development would conflict with the provisions of the current Development Plan and with the qualitative standards set out in the Guidelines and, overall, would constitute an unacceptable level of development on this site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/06/2020

Terry Prendergast