



An  
Bord  
Pleanála

**Board Direction**  
**BD-006700-20**  
**ABP-306839-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2020.

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

### **Reasons and Considerations**

It is considered that the proposed development by reason of its design and layout, including substandard car parking arrangements and the absence of adequate provisions for passive surveillance of open space areas and the absence of future access to other lands zoned for residential development, would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas published by the Department of the Environment, Heritage and Local Government in May, 2009, and to the provisions of its companion document Urban Design Manual – A Best Practice Guide, which require a high-quality approach to the design of new housing. The proposed development would seriously injure the amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/10/2020

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John Connolly