



An
Bord
Pleanála

Board Direction
BD-006369-20
ABP-307128-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2020.

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

Reasons and Considerations

1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area and would be out of character with existing development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its inadequate qualitative and quantitative provision of private amenity space, would conflict with the provisions of the current Development Plan for the area and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in May, 2009 and would constitute an excessive density of development on this restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the traffic movements generated by the proposed development and the restricted sightlines in both directions, would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

Board Member

Date: 31/08/2020

Paul Hyde