

An  
Bord  
Pleanála

**Board Direction**  
**BD-008320-21**  
**ABP-307901-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2021.

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

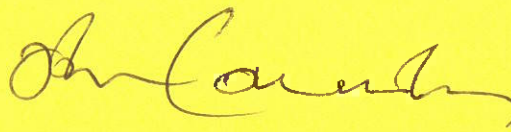
### **Reasons and Considerations**

1. On the basis of the information provided with the application and appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, individually, or in combination with other plans or projects, would not be likely to have an adverse effect on the integrity of the Donegal Bay SPA (site code: 004151), Donegal Bay (Murvagh) SAC (site code: 000133) and Lough Eske and Ardnamona Wood SAC (site code: 000163) in view of the sites' conservation objectives, by reason of the hydrological links arising on foot of the proposed storm water drainage arrangements. In such circumstances, the Board is precluded from granting permission.
2. The proposed development, by reason of its inadequate qualitative provision of private open space to serve the proposed apartment units, would conflict with the standards recommended in the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" published



by the Department of Housing, Local Government and Heritage, and, as such, would constitute an inappropriate form of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



**Date:** 26/05/2021

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John Connolly

