



An
Bord
Pleanála

Board Direction
BD-007679-21
ABP-308082-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2021.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development, by reason of the inadequate qualitative form and disposition of communal open space, including the overlap of elements of the identified open space area 1 with pedestrian movement routes providing access to the apartment building, thus reducing the net functional open space at this location, and the likely poor functional usage of identified open space 2 as a consequence of its position within the overall scheme, and the inadequate private open space provision serving each of the dwellings in Block T1, would constitute a poor quality of urban design and residential amenity that is substandard in its form and layout. In this regard the proposed development would seriously injure the residential amenities of prospective residents in the proposed residential properties and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the open space layout as proposed subsequent to the revisions made by the applicant at Further Information stage, would be poor in terms of qualitative usage, especially the open space area to the east of Block A2, and that the open space calculated areas as set out in the Site Layout Plan submitted at the Further Information stage appear to have subsumed elements of pedestrian movement routes (within open space 1) and tree buffer elements (within the southern portion of open space 1 and open space 2). These changes are in contrast to the net open space areas at these locations, as calculated within the application documentation as originally submitted to the planning authority and which in the opinion of the Board more accurately represent the net functional open space at these two locations. In addition, it is considered that the shortfall in private open space for the four residential units in Block T1 would materially adversely affect the residential amenity of those properties.

Board Member

Date: 10/03/2021

Chris McGarry