



An
Bord
Pleanála

Board Direction
BD-007557-21
ABP-308429-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

While it is accepted that infill development is necessary to deliver compact sustainable growth, it is considered that the development as proposed fails to deliver a high quality design in terms of functionality and visual appeal and does not provide for a high level of residential amenity. The overall design and layout is dominated by car parking and the proposed access road at the detriment to the public realm and visual appeal of the proposal. The public open space provided is largely unusable and would be difficult to maintain. There is no provision for refuse storage. The proposed development is therefore contrary to Section 18.10 of the County Development Plan 2013-2019 and 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 PA's first reason for refusal had not been adequately addressed.

Board Member

Date: 17/02/2021

Stephen Bohan