



An
Bord
Pleanála

Board Direction
BD-007699-21
ABP-308749-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2021.

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

Reasons and Considerations

Having regard to the configuration, overall design, scale, layout, and low density it is considered that the proposed development fails to provide for adequate density and provides for a poor distribution of space and perpetuates the piecemeal development of this town centre site. It is therefore, considered that the proposed development fails to respond appropriately to the unique characteristics of the site and would provide for a poor living environment for future residents and would not comply with the criteria in the Urban Design Manual A best practice guide 2009 or Section 6.9 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, relative to density for town centre sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/03/2021

Michelle Fagan