



An  
Bord  
Pleanála

**Board Direction**  
**BD-008554-21**  
**ABP-309418-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2021.

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

#### **Reasons and Considerations**

The proposed development will result in inadequate qualitative and piecemeal provision of public open space to serve the Weir View estate, would conflict with the provisions of the current Development Plan for the area and with the recommended qualitative 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 a substandard layout of the residual public open space serving the area in terms of functionality, usability and passive surveillance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Terry Prendergast

**Date:** 17/06/2021

