

An  
Bord  
Pleanála

**Board Direction**  
**BD-009063-21**  
**ABP-309793-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2021.

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

### **Reasons and Considerations**

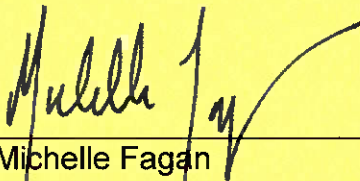
#### **1.0 Reasons and Considerations**

Having regard to:

- the layout of the proposed development culminating in the provision of a substantial number of the residential units backing northwards onto High Road,
- the lack of a buffer between the public road and proposed housing,
- the proximity of the houses at the northern end of the site to the public road,
- the reduction in ground levels at this location,
- the provision of a high roadside boundary wall and the resulting poor standard of private amenity spaces,
- the provision of public spaces beyond the central open space within the site presenting as car-dominated parking and road space, providing for a poor standard of public amenity space, and
- the poor standard of landscape design,

it is considered that the proposed development would provide a substandard form of accommodation for future occupiers in terms of residential amenity, would give rise to a poor standard of development, and would be out of character with the pattern of development in the area. The proposed development would, therefore, be seriously injurious to the amenities of the area and would, thus, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Michelle Fagan

**Date:** 10/09/2021