



An
Bord
Pleanála

Board Direction
BD-009716-22
ABP-311305-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2022.

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

Reasons and Considerations

1. Having regard to the horizontal and vertical alignments of the Ardnalee estate road in the vicinity of the proposed vehicular entrance to the site, the associated challenges faced by drivers negotiating this road and the siting, design, and layout of the proposed vehicular entrance, the use of the proposed vehicular entrance would be inherently hazardous to both road users and pedestrians and so it would endanger public safety. Accordingly, the proposal would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, the proposal would fail to consistently meet minimum standards set out in these Guidelines, particularly for internal storage and private amenity space, and so it would fail to afford a satisfactory standard of amenity for each prospective household. The proposal would contravene these Guidelines and would thus be contrary to the proper planning and sustainable development of the area.

