

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.

3. Having regard to the possible presence of a storm water holding tank in the south-eastern corner of the site and an associated drainage line along the eastern side of the site, the applicant has failed to establish definitively the presence of this storm water holding tank and so no allowance for it has been made in the design and layout of the proposal. In these circumstances, it is considered that it would be premature to grant planning permission to this proposal, as to do so may prejudice either the retention of the storm water holding tank or militate against any optimum re-siting of it within the site that may be needed. An unacceptable risk to the storm water drainage arrangements of the area would result and, as such, the proposal would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 04/01/2022

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