



An
Bord
Pleanála

Board Direction
BD-011709-23
ABP-311720-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2023.

The Board decided to refuse permission, following consideration of the Inspector's report, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the standards for apartment developments as set out in the Westport Town and Environs Development Plan and to the Sustainable Urban Housing: Design Standards for New Apartments published by the Department of Housing, Local Government and Heritage in December 2020, it is considered that, the proposed development does not comply with the minimum standards as set out in the Sustainable Urban Housing Design Guidelines for New Apartments: Guidelines for Planning Authorities December 2020 due to the lack of private amenity space. Therefore, it is considered that the proposed development would result in a substandard level of development, fail to provide a satisfactory standard of amenity for future residents and depreciate the value of the property in the vicinity and be contrary to the proper planning and sustainable development of the area.
2. On the basis of the submissions made in connection with the planning application and the appeal, it is considered that the applicant has failed to provide sufficient evidence of consent and has not demonstrated sufficient legal interest for the inclusion of the lands forming part of the proposed

development and which are essential to enable the proposed development to be carried out.

Board Member



Date: 27/01/2023

Peter Mullan

