



An  
Bord  
Pleanála

**Board Direction**  
**BD-011359-22**  
**ABP-312524-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2022.

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

### **Reasons and Considerations**

1. On the basis of the information submitted with the planning application and the Natura Impact Statement, particularly in relation to the inadequate assessment of potential significant effects arising during the operational phase of the development, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of the Lough Rea Special Area of Conservation (Site Code: 000304) and the Lough Rea Special Protection Area (Site Code: 004134), or any other European site, in view of the sites' conservation objectives. In such circumstances, the Board is precluded from granting permission.
2. The "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government (2009), to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness, which criteria are embedded in the guidelines. It is considered that the development as proposed results in a poor quality of residential design that is substandard in its scale and layout and fails to provide

high quality usable open spaces and the proposed layout fails to adequately address the site topography resulting in a visually prominent development. Furthermore, the Board was not satisfied that the proposed development which comprised all units of four-bedrooms provided an appropriate mix in unit typology in accordance with the provisions of the Guidelines. The proposed development would therefore be contrary to Ministerial Guidelines and would therefore be contrary to the proper planning and sustainable development of the area.

3. It is considered that the road-based design and layout of the proposed development, would be in material conflict with the principle and design concepts set out in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment Community and Local Government in March 2013. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Maria FitzGerald*  
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**Date:** 10/10/2022