

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2022.

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

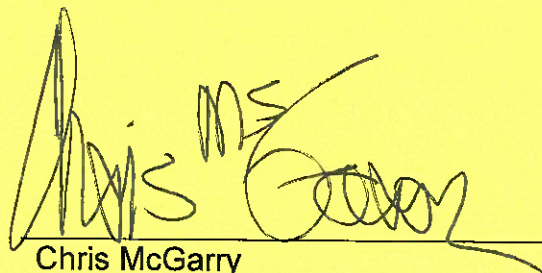
### **Reasons and Considerations**

1. Having regard to the nature, scale and layout of the proposed development and the proposed site access/egress arrangements, which do not include dedicated pedestrian and cycling infrastructure along the access route from the east to serve future occupants of the residential scheme, it is considered that the proposed development represents an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrians and cyclists and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the proposed development to the adjoining established commercial asphalt production land use, to the nature of the operations carried out on the adjoining site, and on the basis of the information submitted with the application, the Board is not satisfied that the existing operations on the adjoining asphalt production site would not seriously injure the amenities of future occupants of the proposed

development, by reason of noise, odour and air quality. In this regard the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the relevant provisions of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the Department of the Environment, Community and Local Government in 2009 and of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities published by the Department of Housing, Planning and Local Government in 2020, and to the nature, form and layout of the proposed development to the site context and the proximity of proposed residences to boundaries, to the lack of adequate quality open space, to the lack of private amenity space for two of the apartments, to the results of the Daylight and Sunlight Assessment as submitted with the application, it is considered that the proposed development would fail to provide for an adequate level of residential amenity for future occupants and amounts to a substandard form of urban development, which is not in accordance with the Ministerial guidelines. The proposed development would, therefore, be contrary to these Ministerial guidelines and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 06/07/2022