

An
Bord
Pleanála

Board Direction
BD-014960-24
ABP-314766-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2024.

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


Reasons and Considerations

1. The proposed development by reason of its height, massing and excessive density, would constitute overdevelopment of the subject site, would result in an overly dominant and visually incongruous development in this location and would result in an unacceptable and detrimental impact to the residential amenities of the adjoining properties by way of overlooking, loss of privacy and potential overshadowing. As such, the proposed development would seriously injure the existing character, as well as the visual and residential amenities of the area, contrary to the proper planning and sustainable development of the area, and contrary to Policy UB-P-10 and Policy UB-P-12 of the County Donegal Development Plan 2018-2024 (as varied).
2. Having regard to the substandard apartment sizes, bedroom sizes, insufficient aggregate floor areas for kitchen, dining and living areas, and lack of sufficient storage space for the majority of apartments, the proposed development fails to provide an acceptable level of residential accommodation in accordance with the Government's national apartment guidelines titled 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning

Authorities, DoHP&LG, March 2018' & Policy UB-P-7 of the County Donegal Development Plan 2018-2024 (as varied). As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the proposed demolition of two traditional townhouses along Rosemount Lane, and their replacement with a predominantly commercial scaled apartment block with poor levels of natural surveillance at ground floor level, the proposal fails to support or strengthen Rosemount Lane as an importance laneway and identified key linkage between Main Street and Pearse Road as identified in the County Donegal Development Plan 2018-2024, (as varied) and would be contrary to Policy LK-TC-P15 (Protection/Enhancement of Key Linkages). As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 05/01/2024