

**An
Bord
Pleanála**

**Board Direction
BD-016181-24
ABP-315617-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2024.

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

Reasons and Considerations

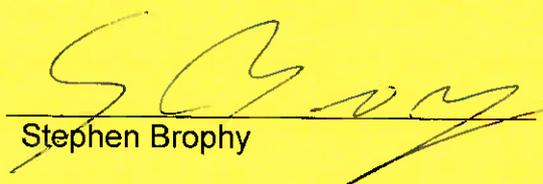
1. Having regard to the nature and scale of the proposed development, its location within an established and functioning neighbourhood centre, the restricted nature of the site, the high turnover rate of existing car parking spaces and the lack of public parking facilities in the wider area, the Board Considers that the development of this site as proposed, which would see the expansion of retail / commercial offerings along with the addition of 24no residential units with a significant reduction in on-site parking provision, would lead to pressure for parking in the vicinity of the Neighbourhood Centre, resulting in localised traffic congestion and haphazard parking. Furthermore, the Board considers that the reduction in parking provision on site would have a negative impact on the functionality and viability of the existing neighbourhood centre. The proposed development would therefore seriously injure the residential amenity of the area and has the potential to endanger

public safety by reason of traffic hazard. The proposed development would therefore be contrary to the proper planning and development of the area.

2. Units 2, 14 and 24 are single aspect north facing units, overlooking a service station. The proposal to provide these single aspect north facing unit units with very poor amenity value for future occupants is representative of over development of the site and a substandard residential amenity for future occupants. The proposed development would therefore be contrary to the proper planning and development of the area.

Note: The board had concerns regarding the level and quality of communal recreational amenity provided in the scheme and might have considered the proposed facilities inadequate; however in light of the above substantive reasons for refusal it was decided not to consider this matter further at this time.

Board Member



Stephen Brophy

Date: 01/05/2024