



An
Bord
Pleanála

Board Direction
BD-015493-24
ABP-316098-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2024.

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 site is located on lands zoned (RE) existing residential where it is the objective to protect, provide and improve residential amenities of existing residential areas. It is considered that the subdivision of Number 2 Bridge House to provide an additional dwelling would significantly reduce the provision and standard of private amenity space for Number 2 Bridge House resulting in adverse impact on the residential amenity of the occupants. The proposed dwelling would have no outlook to the public realm, would be out of keeping with the pattern of development in the area, would be piecemeal and haphazard in nature and would result in the setting of an undesirable precedent for similar scale developments.
2. The Board considered that having regard to the inadequate provision of visibility splays and the intensification of use to serve an additional dwelling of an already below standard access, the proposed development would increase the traffic hazard at the site entrance.
3. The Board considered that the proposed development in a designated flood zone for which no flood risk assessment has been provided is contrary to the "The Planning System and Flood Risk Management, Guidelines for Local

Authorities", would set an undesirable future precedent for similar types of development on floodplains and would be prejudicial to public health.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 21/02/2024