

An  
Bord  
Pleanála

**Board Direction**  
**BD-013478-23**  
**ABP-317266-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2023.

The Board decided by a majority of 3:1 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 prominent location of the site where it adjoins the Clane Road, it is considered that proposed apartment Block C, would be incongruous in terms of its design and disposition on site, and that the proposed development would fail to provide an appropriate form of public realm at this corner location or a sufficient level of defensible space alongside the ground floor apartments of Block C at this location. In its current form and position, it is considered that Block C would be out of character with the streetscape, would fail to integrate with the existing units on this street and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current development plan for the area, in relation to urban development and urban renewal, and would, therefore, be contrary to the proper planning and sustainable development of the area.

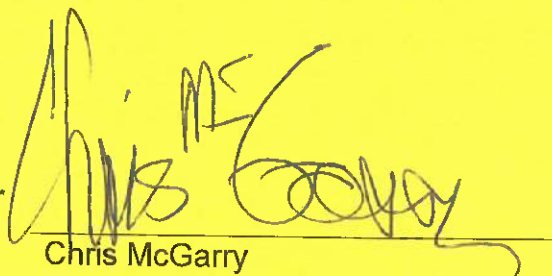
2. The proposed development, in its current overall configuration, would not facilitate easy pedestrian/cycle access across and through the site in the direction of the town centre and the railway station, would fail to provide good quality pedestrian/cycle infrastructure along the eastern boundary/Clane Road side of the site and would incorporate an excessive amount of car parking, particularly in the form of two spaces for the two-bedroom houses. The proposed development, therefore, would promote the use of the car over sustainable forms of transport and through the poor quality of layout, would seriously injure the amenity of the area and would therefore, be contrary to the proper planning and sustainable development of the area.
  
3. It is considered that the form, layout and nature of the public open space areas, parts of which include SuDS features, does not demonstrate to the satisfaction of the Board, the provision of high-quality amenity space that would be suitably useable for the prospective residents. In this regard, it is considered that proposed play areas including kick-about spaces would be limited. Furthermore, having regard to the totality of the documentation submitted with the application and appeal, the Board is not satisfied that the proposed development will definitively include the development of a Multi-Use Games Area (MUGA) despite it forming part of the development description. It is considered that the overall public open space provision across the site would be substandard and would seriously injure the amenities of the area including the amenities of prospective residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the expressed concern of the Inspector with regards to the relationship between the proposed apartments blocks A, B and C and the character of the surrounding streetscape and that in forming such a view the Inspector referenced the nearby Home Farm House, which is a protected structure. The Board shared this concern, insofar as it related to Block C's impact on the character of the surrounding streetscape generally (but not specifically by reference to the protected structure). However having regard to the totality of the documentation on file, including the photographs of the area as provided by the Inspector, the Board considered that the site would be appropriate for the development of well designed residential development including potential apartment blocks and that the presence of a nearby protected structure would not be a specific limitation on any such well designed development. Rather the Board determined that the impact of Block C as proposed would be adverse and that this Block C should not be granted in this form at this precise location, broadly on the basis of the Inspector's concern in that regard.

The Board also noted and shared the reasoning of the Inspector that the proposed development in its current form would promote car use through poor quality of layout. The Board agreed with the Inspector that this warrants a refusal of permission, however the Board did not share the view of the Inspector that this issue would translate into the endangerment of public safety by reason of traffic hazard.

**Board Member**



Chris McGarry

**Date:** 30/08/2023

