

An
Bord
Pleanála

Board Direction
BD-018140-24
ABP-318293-23

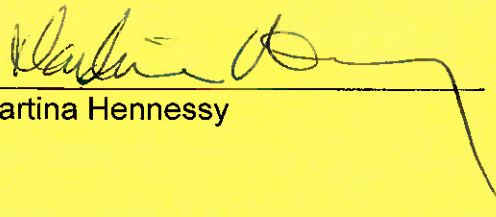
The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2024.

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

Reasons and Considerations

- 1) It is considered that the layout and design of the proposed apartment development would produce a cramped and substandard form of development on the subject site at a density that would be inconsistent with the Ministerial Guidelines, '*Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities 2024*' issued under Section 28 of the Planning and Development Act 2000, (as amended), and would result in overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2) Having regard to the limited size of the site and the scale of development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants by reason of a poor standard of private amenity space for the ground floor apartment, fronting directly on to the streetscape, and inadequate provision of good quality open space, lacking in passive surveillance by reason of the largely blank wall on the northern-eastern elevation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 11/11/2024