

An
Bord
Pleanála

Board Direction
BD-018578-25
ABP-318824-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/12/2024.

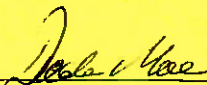
The Board decided by majority (2:1) to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that, due to the underdevelopment of the site by reason of the poor general design, layout, location, configuration and lack of meaningful passive surveillance of public open space in the North Eastern part of the site, pedestrian safety concerns regarding access through the site by agricultural machinery and the (potential) for future traffic connections through the adjacent community zoned lands and the subject site, and the need to address the ongoing maintenance requirements of the drain on the South Eastern border (which is outside the control of the applicant) to reduce the potential for localised flooding, the development as proposed would provide a poor standard of residential amenity for future residents, and would be contrary to the residential zoning objective for the site relating to the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that attaching conditions to the proposed development to amend the number of dwellings, their layout, design, improve surveillance of the public open space, resolve pedestrian safety and localised flooding concerns, was an appropriate means by which to resolve matters better addressed by discussion and agreement with the local planning authority prior to submitting a further planning application.

Board Member


Dedan Moore

Date: 06/01/2025