



An
Bord
Pleanála

Board Direction
BD-005588-20
ABP-306082-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2020.

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 established pattern of development in the area, the residential and visual character of the designed Architectural Conservation Area (ACA) and the backland nature of the subject site, located centrally between two existing dwellings, it is considered that the proposal in this location does not represent a sensitive infill and redevelopment opportunity. The proposed development would set an undesirable precedent for disorderly, piecemeal and haphazard development and would compromise the integrity and would not enhance the character of the ACA. The proposed development would be contrary to Objectives DMS157 and CH32 and DMS39 of the Fingal Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that insufficient information has been submitted in relation to surface and foul water drainage systems to ensure that the proposed development would be in accordance with current standards for such works

and would not be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/04/2020

Michelle Fagan