



An
Bord
Pleanála

Board Direction
PL06F.249267

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th March 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the planning history and pattern of development in the area, the current provisions of the Fingal Development Plan 2017-2023 which takes account of statutory guidance adopted in the intervening period since the granting of the parent permission, most notably the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government (2013), the Board considered that the design and layout of the proposed development, particularly in relation to pedestrian and cyclist permeability, roads infrastructure and the quality of the open spaces, failed to adequately meet the more recent residential development standards. Therefore, the Board considered that the proposed development would seriously injure the residential amenities of future occupants of the development and the area and would not be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development was therefore not in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the identified shortcomings in the design and layout could not be adequately addressed by attaching conditions to improve the quality of the place over what was permitted originally, so as to ensure that the proposed development met with more recent statutory guidance. The Board therefore considered that the proposed development was not in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 12th April 2018

Maria FitzGerald