



An  
Bord  
Pleanála

**Board Direction**  
**BD-000334-18**  
**ABP-300521-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2018.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for units 1 - 6

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for units 7 – 20

for the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to refuse the development in its entirety the Board was satisfied that units 1 – 6 were in accordance with the zoning objectives for the site and could be delivered in accordance with the proper planning and sustainable development of the area.

### **Reasons and Considerations 1**

Having regard to the nature and layout of the proposed development, to the existing pattern of development in the area and to the provisions of the Fingal Development Plan 2017-2023, it is considered that the provision of units 1- 6 of the proposed development would be acceptable in terms of the land-use zoning objectives of Fingal Development Plan 2017-2023 for the eastern portion of the site. The

proposed development would, therefore, be in accordance with to the proper planning and sustainable development of the area

**Conditions.**

1 Plans and particulars.

2 This permission hereby permits units 1 – 6 only and omits units 7 – 20

**Reason:** In the interest of clarity

3 Drainage option 2 No pumping Station (Dwg No 2100-PL-002) as it relates to the 6 units only is hereby permitted.

Revised drawings indicating the omission of units 7 – 10 shall be submitted to an agreed in writing with the planning authority prior to commencement of works on site.

**Reason:** In the interest of clarity

4 Units 7- 9 shall be redesigned and reoriented through 90 degrees to an easterly outlook to address the street to the east. the revised design shall be the subject of a separate application of planning permission.

**Reason:** In the interest of orderly development.

5 Materials and finishes

6 CMP 1

7 Public Lighting

8 Landscaping

9 Bond Condition

10 S48 unspecified.

## **Reasons and Considerations 2**

Having regard to the nature and layout of the proposed development, to the existing pattern of development in the area and to the provisions of the Fingal Development Plan 2017-2023, it is considered that the proposed development, by reason of locating 11 no. houses on lands zoned for 'Community Infrastructure', where residential development is not permitted, would materially contravene the land-use zoning objectives of Fingal Development Plan 2017-2023 and would set an undesirable precedent for similar developments. It is further considered that units no 7 – 9 whilst acceptable in principle require redesign (see condition 3 above) The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member:**

**Date:** 21/05/2018

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Paul Hyde