



An  
Bord  
Pleanála

**Board Direction**  
**BD-000682-18**  
**ABP-301001-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2018.

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

### **Reasons and Considerations**

1. The site of the proposed development is on serviced lands within the development boundary of Lusk, which is designated as a Moderate Sustainable Growth Town in the Regional Planning Guidelines for the area and in the Core Strategy of the Fingal County Development Plan 2017-2023. It is a requirement of the Fingal County Development Plan 2017-2023, that the number of dwellings to be provided on a site should be determined by reference to the guidance contained in the *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (DECLG 2009)*. The Guidelines state under Section 5.11 that the greatest efficiency in land usage on outer suburban / greenfield sites will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare, that such densities should be encouraged generally, and that development at net densities of less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. It is considered that the development of the site at a density of 27.6 units per hectare would not be at a sufficiently high density to provide for an acceptable efficiency of

development on zoned and serviced land. It is, therefore, considered that the proposed development would not comply sufficiently with Government Guidelines, particularly the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* issued by the Department of the Environment, Community and Local Government in 2009 and would conflict with the provisions of the Development Plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The Greater Dublin Area Cycle Network Plan, 2013 sets out a strategy for the provision of an integrated cycle network within the Greater Dublin Area and has been integrated into the Transport Strategy for the Greater Dublin Area 2016-2035. The proposed cycle network for the Central Fingal Sector, including Lusk, is detailed in 'Part 4C - Sheet N10' of the Cycle Network Plan and includes a proposed feeder cycle route 'Route L1: Lusk to Rush' along Ministers Road. The proposed development fails to make adequate provision for the provision of a 'feeder' cycle route along the northern road edge. The proposed development is, therefore, contrary to the terms of the Greater Dublin Area Cycle Network Plan, 2013 and to the terms of the Greater Dublin Area Transport Strategy 2016-2035. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 15/07/2018

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Paul Hyde