



An
Bord
Pleanála

Board Direction
BD-000980-18
ABP-301082-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2018.

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

Reasons and Considerations

1. PA Reason 1
2. Having regard to the design and layout including the provision of a long access road to the rear of the site and the lack of any usable public open space to serve the future residents of the estate, it is considered that the scale and nature of the proposed development would constitute undesirable piecemeal backland development which would seriously injure the amenities of the area, would result in substandard residential amenity for future occupants, would represent overdevelopment and a crammed form of development and would set an undesirable precedent for further such uncoordinated backland development in the rear gardens of these properties. The development proposed would, therefore, be contrary to the provisions of the Fingal County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/08/2018

Michelle Fagan