



An
Bord
Pleanála

Board Direction
BD-001505-18
ABP-301145-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2018.

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

Reasons and Considerations

It is an objective of the Fingal Development Plan 2017-2023 to implement the Road Improvement Schemes that are listed in Table 7.1 of the plan within the plan period and to reserve the corridors of the proposed road improvements free of development (Objective MT41). This objective is considered reasonable. The route corridor of a proposed road scheme, the R107 Malahide Road Realignment, Balgriffin Bypass, runs through the appeal site. The proposed development, by reason of its proximity to the indicative route corridor, has the potential to prejudice the delivery of this road scheme. The proposed development is, therefore, premature pending the determination by the planning authority of a road layout for the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/11/2018

Terry Prendergast

Note:

The Board also agreed with the Inspector, having regard to the objectives of the Fingal County Development Plan 2017-2023 and to the guidance contained in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and in the Design Manual for Urban Roads and Streets, that the proposed development would fail to reinforce the existing urban form of the village, due to its suburban layout, and that it would represent an incongruous form of development that would detract from the amenities and character of the area. It also considered that the density proposed was not sustainable in the context of Kinsealy as an urban village and that the development would benefit from greater variety in residential typologies. It considered that the proposed development would, therefore, be contrary to the guidance contained in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets and would be contrary to the proper planning and sustainable development of the area. Given the substantive reason for refusal above, it was decided not to circulate this matter to the parties for comment.