



An
Bord
Pleanála

Board Direction
BD-001997-18
ABP-301843-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2018.

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 subject site forms part of the Flemington Lane lands, a strategically important area of development land to the north of Balbriggan. Policy PM14 of the County Development Plan requires the preparation of a masterplan for these lands (MP 4.A). This objective is considered reasonable. The proposed development of 73 houses on a part of the overall lands, without adequate reference to the sustainable and coordinated development of the remaining lands, would represent an *ad hoc* and piecemeal approach to the development of the lands, prejudice the development of adjoining lands and the plan led approach to the provision of integrated and equitable community facilities and public infrastructure. The proposed development would, therefore, contravene materially Policy Objective PM14 of the County Development Plan 2017 to 2023 and would be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is on serviced lands within the development boundary of Balbriggan, which is designated as a Large 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 development plan, 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, issued by the Department of Environment, Community and Local Government, 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 units per hectare would not be at a sufficiently high density to provide for an acceptable density of development on zoned and serviced land. It is, therefore, considered that the proposed development be contrary to national policy as set out in Government Guidelines, particularly the Guidelines for Planning Authority on Sustainable Residential Development in Urban Areas 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.

3. Objective DSM74 of the Fingal County Development Plan 2017 – 2023 precludes the provision of underground storage tanks and storage systems under public open space, as part of a SuDS solution. This objective is considered reasonable. The proposed development provides an underground attenuation storage system and would contravene materially this objective of the Development Plan. It would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/12/2018

Terry Prendergast