



An
Bord
Pleanála

Board Direction
BD-002657-19
ABP-303087-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2019.

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 proposed development is located in an Architectural Conservation Area. The Architectural Heritage Protection Guidelines for Planning Authorities 2011 provide that the scale of new structures in an ACA should be appropriate to the general scale of the area and not its biggest buildings. It is considered that, by reason of its scale and design, the proposed development would conflict with the character of the Architectural Conservation Area, is considered visually incongruous in the streetscape and constitutes overdevelopment of the site. The proposed development would, therefore, conflict with the provisions of the guidelines and the guidance set out in the current Fingal County Development Plan 2017-2023 in Table 12.11 and would seriously injure the visual amenities of the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its height, design and proximity of the development to the eastern and southern boundaries of the site, it is considered that the proposed development would seriously injure the amenities of the adjoining

properties by reason of overshadowing and overbearing impacts. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development due to the inadequate separation distance between blocks would result in significant internal overshadowing to the proposed residential units and communal open space and provide for a substandard level of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/03/2019

Terry Ó Niadh