



An  
Bord  
Pleanála

**Board Direction**  
**BD-002359-19**  
**ABP-303170-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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 site is zoned 'town centre' where it is the policy of the Planning Authority as expressed in the current Fingal County Development Plan 2017-2023 to ensure that best practice urban design principles are applied to all developments. This policy is considered reasonable and is consistent with the section 28 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), May 2009. Having regard to the awkward disposition of the site, the location of the site within an architectural conservation area and adjacent a protected structure, it is considered that the proposed development represents an inappropriate design solution and represents overdevelopment of a limited site. The proposal would be prejudicial to the existing and future residential amenities of the properties and would set an undesirable precedent for similar infill development on town centre lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. In the absence of adequate information regarding the determination and calculations regarding the proposed percolation area and sufficient evidence to determine the suitability of this area to adequately deal with the disposal of surface water, the Board is not satisfied that the proposal would not be prejudicial to public health.

**Board Member**

**Date:** 13/02/2019

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Michelle Fagan