



An
Bord
Pleanála

Board Direction
BD-002437-19
ABP-303229-18

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 proposed development would, by reason of removal of open space provision for a residential development, would contravene materially a condition attached to an existing permission for development namely, condition number 7 attached to the permission granted by Fingal County Council on the 25th day of October, 2006, under planning register reference number F06A/1270 (outline) and condition number 1, 7 and 10 attached to the permission granted by Fingal County Council on the 12th day of July 2007, under planning register reference number F07A/0251 (permission consequent).
2. Having regard to the planning history of the site, in particular the use of this part of the site as open space serving the overall development as granted by F06A/1270 and F07A/0251, and the minimum requirement for the quantum of open space (10%) required in the Fingal County Development Plan 2017- 2023, it is considered that the proposed development would seriously injure the residential amenity of existing residents by reason of loss of open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development does not include adequate information on any connection for the foul water, water supply or the treatment of the soakaway for the adjoining road. The applicant has not submitted sufficient information to indicate they have control or ownership over any of the lands to undertake works to the road to service the site and surrounding area. In the absence of adequate information in relation to servicing the site, the Board is precluded from giving further consideration to the granting of permission for the development.

Board Member

Date: 26/02/2019

Paul Hyde