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Bord  
Pleanála

**Board Direction**  
**BD-002821-19**  
**ABP-303234-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2019.

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

### **Reasons and Considerations**

The proposed development would prohibit permeability through Hampton Gardens residential estate and would be contrary to Objective PM32 and Objective Balbriggan 11 of the Fingal Development Plan, 2017-2023. Furthermore, the proposed development would be contrary to the provisions of "The Design Manual for Urban Roads and Streets" published in 2013 which seeks to maximise permeability and connectivity for new residential developments to their surrounding environment. The proposed development would seriously injure the amenities of the area by reason of prevention of pedestrian movement through the southern portion of the Hampton Gardens residential estate to the R122, would set an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 15/04/2019

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Maria FitzGerald