



An  
Bord  
Pleanála

**Board Direction**  
**BD-003001-19**  
**ABP-303418-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2019.

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 includes the omission of a crèche facility which forms part of residential development for 32 no. dwellings granted permission under PL06F.245240 (Reg Ref 14A/0483) and subsequently amended under F17A/0208 for an additional 2 no. dwellings. The subject site is located on lands zoned as RA, where it is an objective to *"provide for new residential communities subject to the provision of the necessary social and physical infrastructure"* and within the central quarter of the Streamstown Local Area Plan 2009 which requires the provision of two childcare facilities for the entire plan area. It is considered that the removal of the childcare facility would materially contravene the zoning objective and would therefore, be detrimental to the amenities of the existing and future residents of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the planning history of the site, in particular, Condition No. 12 of the overall residential development as granted by An Bord Pleanála under planning PL06F.245240 (Reg Ref 14A/0483) which required the open

space shown on the lodged plans (in the area of the proposed development) to be completed before any of the dwellings were made available for occupation and kept free of any development, and to the location of the proposed development in an area shown as indicative open space in the Streamstown Local Area Plan, 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 is located on lands designated as Flood Zone A in the Strategic Flood Risk Assessment of the Fingal County Development Plan 2017-2023. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area.
  
4. Having regard to the location of the proposed development in proximity to the pumping station permitted under Reg Ref 17A/0208, and to Objective WT12 of the Fingal County Development Plan 2017-2023 which requires a minimum buffer zone of 35m to 50m from the noise/ odour producing part of the pumping station in order to avoid nuisance from odour and noise, the board considered that the proposed development would have a negative impact on the residential amenities of the future residents and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/05/2019

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Maria FitzGerald