



An
Bord
Pleanála

Board Direction
BD-002980-19
ABP-303430-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/05/2019.

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

Reasons and Considerations

1. Having regard to the location of the site in proximity to a T-junction within the Downside Park residential estate, it is considered that the proposed development, would give rise to additional traffic turning movements in proximity to this junction as well as directly onto the adjoining public footpath, that it would result in conflict between road users and would endanger public safety by reason of traffic hazard. 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, the quantum of accommodation on the site and the use of the rear part of the site as private open space serving the overall development as granted by P.A. Reg. Ref. No. F16A/0400, it is considered that the proposed development would seriously injure the residential amenity of existing residents by reason of loss of private open space in a manner that would conflict with the 'RS' zoning objective which seeks to provide for residential development and protect and improve residential amenity. It is further considered that the proposed development, if permitted, would result in an inadequate qualitative and quantitative provision of private open space in a manner that would conflict with the provisions set out under

Objective DMS87 of the Fingal Development Plan, 2017 to 2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/05/2019

Maria FitzGerald