



An  
Bord  
Pleanála

**Board Direction**  
**BD-003666-19**  
**ABP-304017-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30<sup>th</sup> July 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, by reason of the its impact on the established character and pattern of development in the area, the proposed means of access, and the piecemeal and haphazard form, would materially contravene Objectives DMS39 and DMS44 of the Fingal Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design and layout including the provision of a long access road to the rear of the site and the lack of any usable public open space to serve the future residents of the estate, it is considered that the proposed development would constitute piecemeal backland development which would seriously injure the amenities of the area, would result in substandard residential amenity for future occupants, and would set an undesirable precedent for further such uncoordinated backland development in the rear gardens of these properties. The proposed development would, therefore, be contrary to the provisions of the Fingal County Development

Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/07/2019

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John Connolly