



An
Bord
Pleanála

Board Direction
BD-003628-19
ABP-304289-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th July 2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the core principles of the National Planning Framework, which seeks to deliver future environmentally and socially sustainable housing of a high standard for future residents and to achieve placemaking through integrated planning and consistently excellent design, to the development strategy for Donabate contained in the Fingal Development Plan 2017-2023 and the Donabate Local Area Plan 2016 which seek to protect and enhance the unique identity of the town and to the location of the site adjacent to Newbridge Demesne, it is considered that the proposed development, by reason of its blanket approach to height, campus style building layout, dominance of carparking and lack of legibility/wayfinding between the proposed bridge and Newbridge Demesne does not represent a satisfactory urban design response for the site, does not enhance the character of the area or adequately recognise the cultural context and special setting of Newbridge Demesne. Furthermore, the proposed development would not be in accordance with the Design Manual for Urban Roads and Streets. As such the proposed development would be contrary to Ministerial Guidelines and

would not be consistent with national and local policy and would be contrary to the proper planning and sustainable development of the area.

Note: Given the proximity of the railway station to the proposed development, it is considered that the quantum of car parking spaces proposed is not justified, and, as such, is contrary to the promotion of sustainable transport modes and would give rise to unsustainable travel patterns. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would not be acceptable in terms of its repetitive design, campus style layout and blanket approach to building height. It was also considered that the design of the proposed link route through the development connecting Newbridge Demesne and Donabate Village (via the new pedestrian/cycle bridge over the railway) did not recognise the importance of this key route between the village and the Demesne. The proposed development would not provide for an acceptable level of residential or visual amenity to future occupants and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/07/2019

Stephen Bohan