



An
Bord
Pleanála

Board Direction
BD-004007-19
ABP-304433-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2019.

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 sensitive location of the proposed development, proximate to Malahide Estuary in this area of High Amenity categorised as being of exceptional value in Section 9.4 of the Fingal Development Plan 2017-2023 and to its proximity to protected views along the sea frontage of this part of the estuary as shown on Sheet 9 of the said Plan, it is considered that the siting of the proposed development in this location, would interfere with the character of the estuarine landscape and with panoramic views along the sea frontage. Having regard to the HA zoning objective to: *protect and enhance high amenity areas* and to Landscape Character and Amenity Objectives NH35, NH36, NH38, NH40, NH52 and Telecommunications Objectives IT07, IT08 and DMS144 of the said Plan, the proposal would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Furthermore, the Board is not satisfied, on the basis of information submitted,

that the site proposed is the most suitable site available for the proposal in question.

Board Member

Date: 10/09/2019

Terry Ó Niadh