



An
Bord
Pleanála

Board Direction
BD-004453-19
ABP-305193-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2019.

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

Reasons and Considerations

Having regard to the prominent location of this site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, design and proximity to site boundaries would result in overdevelopment of the site, would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would be contrary to objectives DMS39 and DMS40 and the RS land use zoning objective (provide for residential development and protect and improve residential amenity) of the Fingal County Development Plan 2017 – 2023 and would seriously injure the amenities of the area and the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/11/2019

Chris McGarry