



An
Bord
Pleanála

Board Direction
BD-005175-20
ABP-305478-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2020.

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

Reasons and Considerations

The site of the proposed development forms part of a key site within the village of Clonsilla for mixed use development, with the land use zoning objective "TC" Town and District Centre. It also forms a significant portion of undeveloped lands within the Clonsilla Urban Centre Strategy 2008 identified as "Opportunity Area number 3". The Strategy identifies this area for an integrated mixed use development of retail, general business use, restaurants, crèche, underground parking, pedestrian links to Canal and new civic space, and notes that it presents the best development opportunity and is the appropriate location to integrate and consolidate the village core, thereby enhancing and protecting the character of the village. The proposed development, by reason of its poor design and layout, including distribution and usability of open space, roads layout, dominance of surface carparking, lack of set down area for the proposed crèche, minimal landscaping and lack of permeability with adjoining areas, would result in a substandard, un-coordinated form of development on this central site in the village core. It would seriously injure the residential amenity of future occupants, would set an undesirable precedent for similar non-integrated forms of development in the area, and would, therefore, fail to comply with the policies and objectives set out in the Fingal County Development

Plan 2017-2023, the Design Manual for Urban Roads and Streets, and Clonsilla Urban Centre Strategy 2008. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/02/2020

John Connolly