



An
Bord
Pleanála

Board Direction
BD-005784-20
ABP-306529-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2020.

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 subject site is within the RS zoning objective under the Fingal Development Plan, 2017-2023, the objective of which is to provide for the residential development and improve residential amenity. The proposed development by virtue of the overlooking which would occur within the scheme, the substandard provision of dedicated storage, the location/provision of bin storage within the site and the provision of opaque glazing serving bedroom accommodation, would constitute overdevelopment of the site, provide an unacceptable level of amenity for residents and therefore contravene materially the 'RS' zoning objective for the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is contrary to the standards for apartment development set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 (Department of Environment, Community and Local Government), would provide an unacceptable level of amenity for future residents and would therefore be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the traffic turning movements the development would generate on a substandard road at a point where sightlines are severely restricted, and because of the conflicting movements which would occur within the site due to the confined nature of the site and the poor site layout.

Board Member

Date: 20/05/2020

Maria FitzGerald