



An
Bord
Pleanála

Board Direction
BD-006722-20
ABP-306750-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2020.

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

Reasons and Considerations

1. Having regard to the location of the proposed development on a prominent and key site in the centre of Finglas Village at the junction of Main Street and Jamestown Road, the objectives set out in the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, 2009), and the provisions of the Dublin City Development Plan 2016 - 2022, it is considered, that the proposed development, would be visually incongruous in terms of design quality and massing, would represent a poor quality of urban design in how it proposes to address the public realm at street level, and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the Development Plan, in relation to urban development and urban renewal and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (Department of Housing, Planning

and Local Government, 2018), it is considered that the proposed development fails to provide the minimum required number of dual aspect apartments, and would therefore, be contrary to these Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

Note: The Board had regard to the location of the proposed development in an urban village centre and on a restricted site, in an area well served by public transport, and in the context of government policy aimed at promoting modal shift from the private car to more sustainable forms of transport, it is considered, that zero provision for car parking proposed would be acceptable.

Board Member

Date: 20/10/2020

Michelle Fagan

Please attach a copy of the Board Direction with the Board Order