



An  
Bord  
Pleanála

**Board Direction**  
**BD-007087-20**  
**ABP-307020-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/09/2020 and further to Section 137 notice and circulation of the response to all parties, the Board held a further meeting on 02/12/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

In coming to its decision, the Board had regard to

- the policies and objectives of Fingal County Development Plan 2017-2023
- National Planning Framework (DHPLG 2019)
- Regional Spatial and Economic Strategy for the Eastern and Midlands Assembly 2019-2031
- Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (DoEHLG, 2009)
- Urban Development and Building Heights – Guidelines for Planning Authorities (DHPLG 2018).
- The Design Manual for Urban Roads and Streets' 2013
- The Planning System and Flood Risk Management' Guidelines

and considered that the proposed development as permitted by the planning authority would not at a net density of 24.9 units per hectare, constitute an acceptable residential density in this outer suburban / greenfield location, and considered that it is not in accordance with the density range set out in Section 5.11, 'Outer Suburban / Greenfield Sites' of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) which states inter alia that *"the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally.* The Board therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Furthermore, the Board considered that the plans and particulars submitted on xx/xx (whilst in compliance with the Section 5.11, 'Outer Suburban / Greenfield Sites' of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas), is dominated by roads and surface car parking and results in a poor design concept for the site that is substandard in its form and layout, fails to establish a sense of place, and includes a poor quality of urban and architectural design. The development would therefore be injurious to the residential amenities of future occupants and contrary to the provisions of the Urban Design Manual – a Best Practice Guide, in particular number 7 Layout, and provisions 2.2.1 of the Design Manual for Urban Roads and Streets. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development at a density of 24 pha was not in accordance with the density range set out in Section 5.11, 'Outer Suburban / Greenfield Sites' of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/12/2020

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Paul Hyde