



An  
Bord  
Pleanála

**Board Direction**

**BD-006829-20**

**ABP-307713-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2020.

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

### **Reasons and Considerations**

Having regard to its nature and quantum of development, it is considered that the proposed development, would give rise to overdevelopment of the site, would result in an unsatisfactory communal open space and car parking layout, and, as such, would be out of keeping with the established residential character of the area, provide an unacceptable level of amenity for residents, be detrimental to amenities of adjoining property and would be contrary to the RS – Residential zoning for the area as set out in the Fingal County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/11/2020

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Terry Prendergast

**Note:** The Board also considered that the carparking arrangement, immediately adjoining the public street, would lead to conflict between vehicles and pedestrians and, as such, would give rise to a traffic hazard.

**Note:** Please issue Direction with Order.