



An  
Bord  
Pleanála

**Board Direction**  
**BD-006965-20**  
**ABP-307799-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2020.

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 the restricted nature and prominent location of the corner site, the established pattern of development in the surrounding area, and the nature and scale of the proposed development which would breach the established building line, it is considered that the form and design of the proposed development would be visually obtrusive on the streetscape, would be out of character with development in the vicinity, would constitute overdevelopment of a restricted site and would not be in accordance with Objective DMS40 of the Fingal County Development Plan 2017-2023 which sets out parameters for the provision of appropriate infill/corner site development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18/11/2020

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Chris McGarry