



An
Bord
Pleanála

Board Direction
BD-007559-21
ABP-308284-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2021.

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 Sustainable Urban Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018, the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009 and the policies and objectives in the Fingal Development Plan 2017-2023 (as varied), it is considered that the proposed development, by reason of the response to the site context, and in particular the design, height, scale, massing and positioning of the apartment blocks would result in overdevelopment of the site, would be overbearing and visually obtrusive and would detract from the character and amenities of the area. The proposed development would be contrary to objectives PM44 and DMS39 of the Fingal Development Plan 2017-2023 (as varied) and would seriously injure the amenities of the area, including the residential amenity of nearby dwellings and the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/02/2021

Terry Prendergast