

An
Bord
Pleanála

Board Direction
BD-008386-21
ABP-309163-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/06/2021.

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


Reasons and Considerations

1. The appeal site is zoned Residential with a stated objective 'to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods'. Table 4.2 Open spaces within the Green Network states that in general all residential open space lands above 0.2ha in residential areas are zoned Recreation and Amenity (RA) with a stated objective 'to provide for and protect recreation uses, open space, amenity uses and natural heritage'. As the area of the site dedicated as communal residential open space is approx. 0.4ha, the proposed development of this portion of the site for residential purposes would seriously conflict with its present residential open space use and would materially contravene the RA land use zoning objective of the City Development Plan 2017-2023. The proposed development would contravene the lands use zoning objectives as set out in the City Development Plan for the use of particular areas for particular purposes and would therefore, by contrary to the proper planning and sustainable development of the area.

2. Part of the site is zoned Residential with a stated objective 'to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable

residential neighbourhoods'. The proposal to construct 21 dwellings on an area that has been designated as open space to serve a housing development permitted under ref no. 00/417 and laid out in such a manner when the site was developed would entail a significant reduction in the existing open space provision, a much changed outlook for existing dwellings who are accustomed to an outlook onto open space and would result in the loss of communal public open space which is actively used for recreational purposes. The proposed development would, therefore, seriously injure the residential amenities of the residents of Fionnusice residential estate and would, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 02/06/2021