



**An
Bord
Pleanála**

**Board Direction
BD-011032-22
ABP-309206-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/07/2022.

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 proposed development, located adjacent to and partially within the curtilage of a protected structure, would result in an unacceptable negative impact on the special architectural, historical, and cultural interest of the protected structure and, if permitted, would materially contravene Objective CH20 of the Fingal Development Plan 2017-2023, and would therefore be contrary to the proper planning and development of the area.
2. By virtue of the design of Blocks A, B and C which front onto Clonsilla road to the west of the site, the proposed development is considered to be visually intrusive, and physically imposing on the adjoining road and it is not clear how the development would be set back sufficiently to allow for future cycling and pedestrian facilities. The proposed development would therefore be contrary to Objectives PM31 and PM33 of the Fingal Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the deficiency in the quality of open space provision within the proposed development, the dominance of surface level car-parking and

