

An
Bord
Pleanála

Board Direction
BD-008625-21
ABP-309622-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2021.

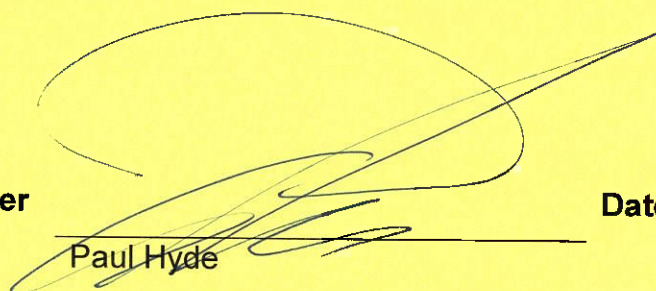
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the proposed development, within a 'highly sensitive landscape' designated in the Fingal County Development Plan 2017-2023 and adjacent to the Royal Canal, a proposed Natural Heritage Area and a Protected Structure, it is considered that the scale and positioning of the blocks directly over the canal bank and the removal of a significant amount of vegetation and trees along this area of the site would adversely alter the character of this location. The proposal would have a significantly negative impact on the Royal Canal which would be contrary to Objectives Clonsilla 3, Objective CH43, Objective NH34 and Objectives NH36 of the Fingal County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

2. The granting of permission for the proposed development would be premature pending completion of further ecological assessments to allow a comprehensive evaluation of the impacts of the proposed development on flora, fauna and natural habitats, and in particular, the dry calcareous and neutral grassland (GS1) occurring on the development site, the Royal Canal pNHA, badger, protected under the Wildlife Acts 1976 to 2018, Daubenton's Bat and other bat species and otter, protected under the Habitats Directive (92/43/EEC).

Board Member



Paul Hyde

Date: 28/06/2021