



An  
Bord  
Pleanála

**Board Direction**  
**BD-009440-21**  
**ABP-310198-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/11/2021.

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 limited area and access arrangements associated with the site and its relationship to adjoining property, the lack of useable private amenity space, it is considered that the proposed development represents inappropriate infill/backland development, would result in a substandard residential unit and would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development and inappropriate design. In this regard, it is considered the proposed development would be contrary to the policies and objectives of the Fingal County Development Plan 2017-2023, in particular Objective PM44 which require infill proposals to respect the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Michelle Fagan

**Date:** 12/11/2021