

An
Bord
Pleanála

Board Direction
BD-011758-23
ABP-312071-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2023.

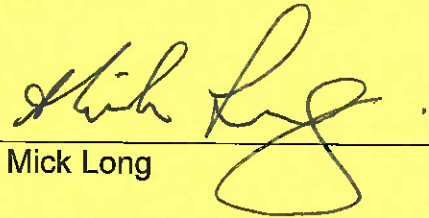
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development would fail to provide a satisfactory standard of amenity to future residents and by virtue of the siting and design of the proposed development would result in the loss of designated communal open space and represent an overbearing feature to adjoining property. The proposed development would seriously injure the amenities of property in the area and depreciate the value of same, would contravene Objective PM44 and the 'RS' site zoning objective in the Fingal County Development Plan 2017-2023 which is 'to provide for residential development and protect and improve residential amenity', would set a poor precedent for other similar development and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk the

proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 08/02/2023