

An
Bord
Pleanála

Board Direction
BD-010251-22
ABP-312117-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

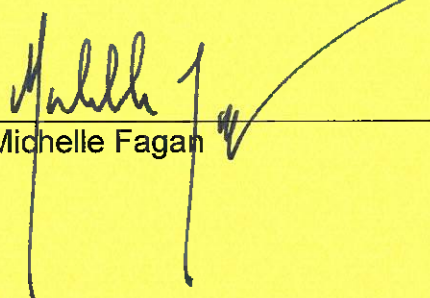
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The "Sustainable Residential Development in Urban Areas -Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, and the accompanying Urban Design Manual recommends a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to facilitate walking and cycling and new developments should be successfully connected to existing neighbourhoods. Objectives MT13, MT17, MT22 and DMS32 of the Fingal County Development Plan 2017-2023 support the second criteria of the Urban Design Manual "Connections". The proposed development restricts the use of a pedestrian walkway between the Carrick Court Estate and Suncroft Avenue, as required in Condition No. 4 of PL06F.248412 and prevents a direct convenient and safe route from a large residential area to mixed use facilities. Therefore, it is considered that the proposed development would militate against an attractive pedestrian environment and would be contrary to the national guidelines, Objectives MT13, MT17, MT22 and DMS32 of

the Fingal County Development Plan 2017-2023 and to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 14/03/2022