



**An
Bord
Pleanála**

**Board Direction
BD-011599-22
ABP-312190-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2022.

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

Reasons and Considerations

1. Having regard to the prominence of the site location alongside the planned Royal Canal Greenway and a future public amenity space, its siting within the high sensitive 'River Valleys & Canal' landscape character type in the Fingal Development Plan 2017-2023, it is considered that the proposed development, by reason of its overall layout and design strategy adopted including in particular the 'Z' shaped long continuous block design and the extensive length of external balconies proposed on the northern elevations, would result in a visually dominant and obtrusive feature that would detract from the character of the surrounding urban landscape and seriously injure the visual amenities of the area at this location. The proposed development would also be contrary to objective NH37 which seeks to ensure that new development meets high standards of siting and design. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development does not adequately address the portion of the cycle/pedestrian link from Porterstown Road and Diswellstown Road (that is part of the cycle/pedestrian route included as a specific objective within the Fingal

Development Plan 2017-2023) within the extent of the site boundaries. The design and layout would therefore be contrary to Objective Clonsilla 6 of the Fingal Development Plan which seeks in part 'the creation of a network of pedestrian and cycle routes between Clonsilla, the Royal Canal and the adjacent railway stations' together with related policy that promotes sustainable transport including the prioritisation of walking and cycling. Furthermore the design does not satisfactorily adhere to the key design principles of connectivity, permeability and sustainability, contained in the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' issued under Section 28 of the Planning and Development Act 2000, as amended together with the accompanying 'Urban Design Manual: A Best Practice Guide'. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary

Patricia Calleary

Date: 30/12/2022