



An
Bord
Pleanála

Board Direction
BD-011831-23
ABP-312870-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2023.

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

Reasons and Considerations

1. Through the creation of a gated community, the proposed development would limit opportunities for future permeability through the existing residential development, an outcome which is considered to be contrary to the design principles and requirements of the Design Manual for Urban Roads and Streets (DMURS), 2019 and could cause issues for service and emergency vehicles. In addition, the proposed development would be contrary to Policy Objective DMS32 of the Fingal Development Plan, 2017-2023, which seeks to prohibit proposals that would create a gated community, would impede the potential for connectivity and permeability in the future and would therefore be contrary to the proper planning and sustainable development of the area.
2. The Board noted the Inspector's concern in relation to the location of the existing entrance relative to the junction of Santry Avenue and the Ballymun Road and the insufficient information on file with respect to traffic movements on the site and access for visitor car parking is to be managed and the potential that the proposed development would endanger public safety by reason of a traffic hazard, however given that the Board had already decided to refuse the permission the Board did not consider this matter further.
3. The existing trees along the southern boundary to Santry Avenue provide a valuable contribution to the existing streetscape character. The applicant has failed to demonstrate that the ongoing viability of these trees will not be impacted by the proposed development. In this regard, the proposed

development has the potential to negatively impact on the visual amenity of the appeal site and surrounds and is therefore contrary to the proper planning and sustainable development of the area.

Board Member



Date: 24/02/2023

Peter Mullan