

An
Bord
Pleanála

Board Direction
BD-011953-23
ABP-313265-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2023.

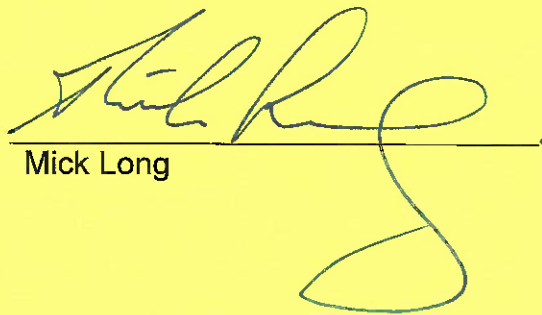
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed layout of the development and the provision of public open space is compromised by the piecemeal nature of the development. As a result of this compromised layout, the proposed areas of public open space are of poor quality, lack a central focal point for open space and would be of limited benefit to future occupiers of the development. The proposed public open spaces do not conform with open space standards as set out in Table 12.5, Objectives DMS66, DMS67 and DMS74 of the Fingal County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The layout as proposed results in the creation of a number of cul-de-sacs, with uncertainty as to the future resolution of same. The public realm is dominated by large areas of surface car parking. As such, the proposal is contrary to guidance as set out in the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, and would be contrary to Objectives PM31, DMS66

and DMS67 of the Fingal County Development Plan 2017-2023. The proposed development would be contrary to guidance as set out in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 24/03/2023