



An
Bord
Pleanála

Board Direction
BD-011872-23
ABP-313467-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2023.

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 development, by reason of its proximity to existing Irish Water assets, would compromise the functioning of such assets, would be prejudicial to public health and would therefore be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding that development of underutilised infill, corner and backland sites in existing residential areas are encouraged as expressed through Objective OM44 of the Fingal Development Plan 2017-2023, the design response presented is not sympathetic to the character of the area at the location by virtue of the ridge height elevated above the existing established houses and the abrupt interruption in the established rhythm of hipped roofs in the row in what is presented as a traditional house design response. The design is considered to be contrary to objective PM45 of the Fingal Development Plan 2017-2023 which seeks to promote the use of contemporary and innovative design solutions subject to the design and respecting the character and architectural heritage of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 09/03/2023

Peter Mullan