

An  
Bord  
Pleanála

**Board Direction**  
**BD-011731-23**  
**ABP-314390-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2023.

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

#### **Reasons and Considerations**

1. Having regard to the information submitted in the course of the application and the appeals, the Board considers that it has not been demonstrated that the site is not needed for its established educational and recreational use. The site in relation to the proposal is not in accordance with the objectives and requirements set out in section 14.7.14 of the Dublin City Development Plan 2022-2028 for residential development on lands zoned for Community and Social Infrastructure under Land-Use Zoning Objective Z15. The proposed residential development would, therefore, materially contravene the zoning of the site.
2. The proposed development would involve the construction of housing on lands partially in Flood Risk Zone B, as set out in the Planning System and Flood Risk Management for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009 and in the Dublin City Development Plan 2022-2028. The proposed location on residential development partially within this flood risk zone would be contrary to the advice at section 3.5 of the guidelines and section 4.5.2.1 of volume 7 of the Dublin City Development

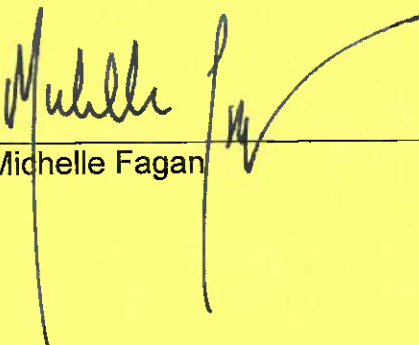
Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The density of the proposed development exceeds that recommended for outer suburbs in Table 1 of Appendix 3 to the Dublin City Development Plan 2022-2028. The site is considered to be an intermediate urban location as set out in section 2.4 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2022, and it is considered that the proposed density is not justified by the available capacity of current public transport facilities. The quantum of housing proposed is, therefore, excessive and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted that the provision of access from the Fortfield Road requires works outside the functional area of the planning authority to which the application was made. These works are considered to be an integral part of the proposed development and cannot be authorised by a grant of permission on the current application.

Note: It is noted in the Inspector's Report that the date of the signing appears to contain typographical errors.

**Board Member**

  
Michelle Fagan

**Date:** 01/02/2023