

**An
Bord
Pleanála**

**Board Direction
BD-012470-23
ABP-315868-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2023.

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

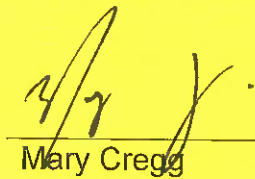
Reasons and Considerations

1. Having regard to the land-use zoning objective 'TC' of the site in the Fingal County Development Plan 2023-2029, the objective of which is to 'Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities', it is considered that the development proposed to be retained would be contrary to the said zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the drainage arrangements represent a sustainable approach to servicing the development proposed to be retained due to the unobstructed discharge of wastewater into the public mains system. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that, by reason of its design, scale and location, the development proposed to be retained would seriously injure the visual and residential

amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that the development proposed to be retained, which would result in the intensification of use of an access onto Castleknock Road at a point where a speed limit of 50km/h applies, would endanger public safety by reason of traffic hazard and the additional and conflicting traffic movements generated by the development proposed to be retained would interfere with the safety and free flow of traffic on the public road.

Board Member



Mary Cregg

Date: 15/06/2023

