



An  
Bord  
Pleanála

**Board Direction**  
**BD-013459-23**  
**ABP-317119-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2023.

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

### **Reasons and Considerations**

Having regard to the nature, scale, layout and design of the proposed development, it is considered that the proposed development would be seriously injurious to the amenities of future occupants of the proposed development due an inadequate and useable provision of private open space, would constitute overdevelopment of the site and would therefore be contrary to and materially contravene the current stated zoning objective of Fingal County Development Plan 2023-2029 RS Residential with the objective to provide for residential development and protect and improve residential amenity and a vision in relation to the zoning objective which is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member**

Liam Bergin

**Date:** 29/08/2023