

An
Bord
Pleanála

Board Direction
BD-016334-24
ABP-317282-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2024.

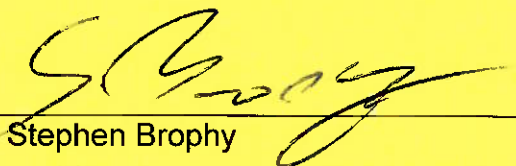
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The development by reason of its proposed scale, design and location in a transitional zone in close proximity to noise sensitive residential uses would, if permitted, result in a substantial intensification and overdevelopment of the existing use which would have a detrimental impact on the amenities of nearby residential properties by way of increased levels of associated amplified and ambient noise and associated disturbance and nuisance. The development is contrary to Objectives IUO62 and Z02 of the Fingal Development Plan 2023-2029 in this regard. The physically and visually prominent development represents overdevelopment and visual clutter within an already extensively developed property detracting from and negatively impact upon the visual amenities and character of the area. The development is contrary to Policies CSP22 and CSP23 and Objective DMSO12 of the Development Plan and the proper planning and sustainable development of this area.

2. The development has resulted in the loss of existing parking spaces within the appeal site and fails to provide additional car parking in compliance with the standards set out in Table 14.19 and the provisions of Objective DMSO119 of the Fingal Development Plan 2023-2029. If permitted the development will result in on-street car parking leading to congestion and conflict between pedestrians and other road users. As such this aspect of the development is not considered in keeping with the proper planning and sustainable development of the area.

Board Member


Stephen Brophy

Date: 16/05/2024