



An
Bord
Pleanála

Board Direction
BD-017707-24
ABP-319462-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board considered that the proposed development would lead to the loss of open space within the overall permitted 'Abbey Green' housing scheme and would fragment and negatively impact on the quality and utility of the remaining open space and on residential amenity within the overall site. The proposed development would therefore contravene Objective GINH07 of the Fingal County Development Plan 2023-2029, would contravene the 'RS' zoning objective and vision, and would be contrary to the proper planning and development of the area.

Furthermore, it is considered that the proposed development would be inconsistent with Condition 10 attached to the grant of permission under ref. PL06F.247545 and Condition 5 (c) attached to the grant of permission under reg. ref. F23A/0543, which are considered reasonable in the context of the proper planned layout and form of the overall residential scheme at this location.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed that while no material contravention would arise, having regard to the planning history of the site, and to the layout, disposition and open space as a consequence of the proposed insertion of the three dwellings, the development would not be consistent with proper planning and development. In this regard, the Board did not share the view of the Inspector that the loss of open space would not negatively impact or reduce the amenity space available.

Board Member


Declan Moore

Date: 02/10/2024