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**Board Direction**  
**BD-019031-25**  
**ABP-321078-24**

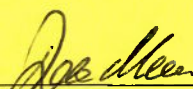
The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2025.

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 Fingal County Development Plan 2023-2029, in particular to Sections 14.6.6.1 and 14.6.6.4 and Table 14.4 thereof, and the Building Research Establishment's 2022 guide (Site Layout Planning for Daylight and Sunlight), the Board considered that by reason of its height, bulk and orientation the proposed development would be overbearing and overshadow neighbouring property and consequently have an unacceptable impact on residential amenity. The Board was also not satisfied that the proposed access and parking arrangements complied with Section 14.17.5 of the Fingal County Development Plan 2023-2029, and to the requirements of the Design Manual for Urban Roads and Streets, it is considered that the proposed access and parking arrangements would prejudice the safety and convenience of pedestrians and road users on Barrack Lane.

**Board Member**

  
Dedan Moore

**Date:** 27/02/2025