

**An
Bord
Pleanála**

**Board Direction
BD-019457-25
ABP-321369-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2025.

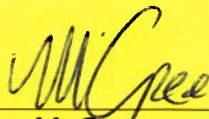
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the nature of the proposed development, and the location of the subject site in an established residential neighbourhood, it is considered that the very low level of on-site car parking proposed, and the absence of adequate proposals to address such under provision in the Mobility Management Plan submitted with the application and the appeal, would contravene Objective CMO32 of The Fingal County Development Plan 2023-2029 (Car Parking Standards). It is further considered that the absence of adequate on-site car parking provision would result in substandard residential amenity for future occupants of the development, would be likely to lead to overspill parking in the vicinity of the subject site, which, having regard to existing levels of on-street parking, and the pattern of development and uses in the vicinity, would be likely to result in congestion and obstruction of road users, which would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the height, massing, bulk and design of the proposed development, and it's lack of a direct relationship with the public open space located immediately to the north-east of the subject site, it is considered that the proposed development fails to integrate with the established character of the area, which would be contrary to Policy SPQHP5 of the Fingal County Development Plan 2023-2029, which requires that new development adds quality by integrating high quality design and ensuring good quality accessible public realms, by ensuring development contributes to a positive sense of place, local distinctiveness and character and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Liam McGree

Date: 15/04/2025