



An
Bord
Pleanála

Board Order
PL 06F.249346

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: FW17A/0067

Appeal by Greenwich Project Holdings Limited care of AKM Design of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 8th day of September, 2017 by Fingal County Council to refuse permission.

Proposed Development: 21 number two-storey three bedroom dwellings, new roads to connect to Dunsoghly Grove. Footpaths, street lighting, landscaping, boundary walls and associated works. Further public notices were received by the planning authority on the 14th day of August, 2017 which revised the proposed development to 22 number dwellings. All at Dunsoghly, Ratoath Road, Finglas, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Notwithstanding the zoning of the subject site, and the general desirability of promoting increased residential densities, as provided for in the current development plan for the area, and having regard to the nature and layout of the proposed development in both qualitative and quantitative terms, the open space requirements and the wayleave requirements of a public sewer, it is considered that the proposed development, by reason of its layout, scale and design, would generally fail to comply with the overall design approach and requirements set out in both the Design Manual for Urban Roads and Streets (DMURS), issued in 2013 and the Urban Design Manual – A Best Practice Guide issued in 2009. The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area, would be contrary to Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

