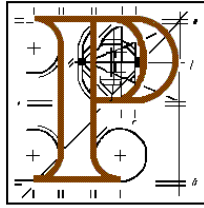


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Fingal County Council

Planning Register Reference Number: F17A/0667

An Bord Pleanála Reference Number: ABP-300730-18

Appeal by Alex Toland care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 13th day of December, 2017 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The construction of a two storey two bedroom detached house with associated entrance canopy and rooflight; a new vehicular entrance off Forest Fields with associated electric sliding gate and modifications to the boundary wall treatment together with associated landscaping and site works at 117 The Oaks, Ridgewood, Swords, County Dublin.

Decision

REFUSE permission for the above proposed development based on 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

The proposed development, by reason of its design and layout would give rise to overdevelopment of a restricted corner site leading to substandard residential accommodation with inadequate private open space provision for existing and future residents and would seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to Objectives DMS40, DMS87 and DMS88 of the Fingal County Development Plan 2017-2023 and to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018