



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18A/0543**

**APPEAL** by Gordon Finn of 21 Hampton Gardens Drive, Balbriggan, County Dublin against the decision made on the 21<sup>st</sup> day of November, 2018 by Fingal County Council to grant subject to conditions a permission to Hampton Gardens Residents Association care of KT Designs of Unit 12, BEAT Centre, Stephenstown, Balbriggan, County Dublin.

**Proposed Development:** Modifications to site layout as permitted under register reference number F14A/0381. The development will consist of the building of a wall and railings into the existing three number openings in the southern site boundary wall and the omission of the footpath between Hampton Gardens Avenue and Hampton Gardens Drive, at Hampton Gardens, Balbriggan, County 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**

The proposed development would prohibit permeability through Hampton Gardens residential estate and would be contrary to Objective PM32 and Objective Balbriggan 11 of the Fingal Development Plan 2017-2023. Furthermore, the proposed development would be contrary to the provisions of “The Design Manual for Urban Roads and Streets” published in 2013 which seeks to maximise permeability and connectivity for new residential developments to their surrounding environment. The proposed development would seriously injure the amenities of the area by reason of prevention of pedestrian movement through the southern portion of the Hampton Gardens residential estate to the R122, would set an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**