



An
Bord
Pleanála

Board Order

ABP-305713-19

Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 17th day of October 2019 by Dwyer Nolan Developments Limited care of Delphi Planning and Architecture, 13 Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3.

Proposed Development: A planning permission for a strategic housing development on a site located north of Minister's Road, in the townland of Regles, Lusk, County Dublin.

The proposed development will consist of:

- 359 number dwellings, comprised of 223 number two, three and four-bed, two and three storey detached, semi-detached and terraced houses
- 52 number one, two and three-bed duplex units in seven number two and three storey blocks
- 84 number one and two-bed apartments in four number four storey blocks, and a one to two storey crèche (484.6 square metres)

Access to the development will be via two number vehicular access points from Minister's Road along with the provision of a roadside footpath and cycle path along the front of the site at Ministers Road.

The proposed development includes all associated site development works, piped and wired services, public open spaces, hard and soft landscaping, surface car parking, bicycle parking, bin storage, public lighting, all on a site area of 8.44 hectares.

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

Having regard to:

- (a) the core principles of the National Planning Framework, which seeks to deliver future environmentally and socially sustainable housing of a high standard for future residents and to achieve placemaking through integrated planning and consistently excellent design,
- (b) to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of Environment, Heritage and Local Government in May 2009,
- (c) to the Design Manual for Urban Roads and Streets 2013 issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013, and

