

An
Bord
Pleanála

Board Direction
BD-016324-24
ABP-317986-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2024.

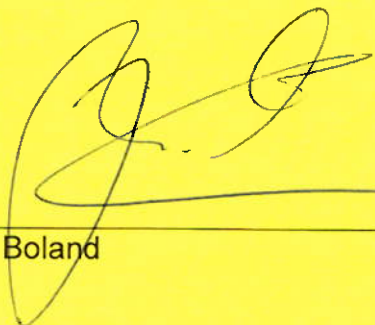
The Board decided by majority vote (2;1) to refuse permission for the following reasons and considerations.

1. The Board considered that the development to be retained is contrary to Objective HCAP12 of the Fingal Development Plan 2023-2029 as a significant proportion of the works undertaken, particularly in relation to the non-built/external areas and when taken together, negatively affect the character and setting of the protected structure and, therefore, is contrary to the proper planning and sustainable development of the area.
2. The Board also considered that the alterations to the shared front garden area, which is now dominated by car parking, has eradicated the special character of this space which also contributes to the special character of the Malahide Historic Core Architectural Conservation Area, would be contrary to Objective HCA024 of the Fingal Development Plan 2023-2029 and, therefore, be contrary to the proper planning and sustainable development of the area.
3. The cumulative effect of the placing of ad-hoc structures in a piecemeal manner within the site has also resulted in a lack of provision of private amenity space for the additional apartment as well as an overall reduction in both the quality and quantity private and communal open space to the detriment of the residential amenity of current and future occupants of the

building. The development to be retained is, therefore, contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the applicant had not overcome the reasons for refusal as set by the planning authority. The Board also noted the approved layout for the front garden area as set out in the parent permission of the planning authority, ref F19A/0524.

Board Member


A handwritten signature in black ink, appearing to be 'Joe Boland', is written over a horizontal line. The signature is stylized with large loops and a long horizontal stroke.

Date: 16/05/2024

Joe Boland