

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Fingal County

**Planning Register Reference Number: F15A/0304**

An Bord Pleanála Reference Number: PL 06F.245438

**APPEAL** by J. Coffey Developments (Ireland) Limited care of Kane Architecture of 132 Lower Georges Street, Dún Laoghaire, County Dublin against the decision made on the 20<sup>th</sup> day of August, 2015 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of an existing detached office building and the erection of a building containing 16 number apartments over four floors in two blocks, accessed from Main Street and from rear access road with internal staircases and lift, over a retail unit at ground floor accessed from Main Street with deliveries access from rear access roadway, internal courtyard to apartment areas and associated balconies to front and rear. Two levels of basement storage and parking accessed by vehicle lift accessed from rear access road and all associated works, all at 27 Main Street, 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**

1. It is considered that the proposed development by reason of its overall size and scale would be at variance with the character of Swords Main Street and would be visually obtrusive and out of keeping with the size and scale of existing buildings along Main Street. The proposed development would, therefore, be visually obtrusive at this location and would seriously injure the visual amenities of the area. Furthermore, the proposed development would be contrary to the stated policy of the planning authority as set out in the Swords Master Plan (2009) which seeks to restrict heights of buildings to 1 to 3 storeys along this section of the Main Street. The proposed five-storey block would exceed the stated aims of the Master Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed layout and design of the proposed apartment development would produce a cramped and substandard form of development with inadequate floor to ceiling heights within the individual apartments and would provide substandard communal open space for the occupants of the proposed apartments by reason of excessive overshadowing and inadequate daylight and sunlight penetration. The proposed development would, therefore, seriously injure the amenities of the future occupants of the proposed apartment blocks and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the prominent location of the site and the established built form and character of Swords Main Street, it is considered that the proposed development consisting of a five-storey building would be incongruous in terms of design and would be out of character with the streetscape and would set an undesirable precedent for future development in the area.
  
4. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the poor vision splays afforded to traffic egressing onto Fosters Way from the proposed car lift to service the development. Furthermore, queuing for the proposed car lift for traffic accessing the basement car park associated with the proposed development could give rise to on-street traffic congestion and would, therefore, interfere with the operation and free flow of traffic along Fosters Way. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**