

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Fingal County

**Planning Register Reference Number: F15A/0545**

An Bord Pleanála Reference Number: PL 06F.246183

**APPEAL** by Crekav Landbank Investments Limited care of New Generation Homes of 4 Inver Mews, Old Chapel Ground, Arklow, County Wicklow against the decision made on the 22<sup>nd</sup> day of January, 2016 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a residential development comprising a total of nine number three-storey dwellings, consisting of one number detached three bed dwelling, four number detached four bed dwellings and four number terraced four bed dwellings, all with associated car parking spaces. The proposed development will also consist of the provision of a new vehicular and pedestrian entrance to Balscadden Road, landscaping, boundary treatment, refuse drop-off area and all associated site and engineering works necessary to facilitate the development, including the provision of a new surface water main for a distance of approximately 50 metres along Balscadden Road to connect to the existing public main, all on lands at south of former EDROS site, north of Asgard Park, Balscadden Road, Howth, 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, height and scale, contravenes specific Objective 528 of the Fingal County Development Plan 2011-2017 which seeks to ensure the layout, scale, height and design of developments respect the high amenity status of the surrounding area, the Martello Tower and the village character. It is considered that the proposed development, by reason of its design, including form and materials, would be visually incongruous at this prominent and highly sensitive location in Howth within the Howth Special Amenity Area buffer zone and adjacent to the Architectural Conservation Area for the historic core of Howth. The proposed development would adversely affect an Architectural Conservation Area, would be out of character with existing development in the area and, therefore, would 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.**