

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Fingal County

**Planning Register Reference Number: FW16A/0013**

An Bord Pleanála Reference Number: PL 06F.246474

**APPEAL** by European Property Fund Plc care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 22<sup>nd</sup> day of March, 2016 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** The change of use of three number office/professional/financial service units (previously approved under planning register reference number F04A/0217, to three number three-bed duplex apartments of 153.6 square metres, 135.5 square metres, 178.7 square metres respectively, all located at first and second floor level of Block C, Tyrrelstown District Centre, Hollywood Road, Mulhuddart, Dublin.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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 the Zoning Objective “LC” for the area and the established pattern of urban development in the area, it is considered that, subject to compliance with the condition set out below, the development for which retention is sought would be in accordance with the relevant provisions of the Fingal County Development Plan 2011-2017, would not seriously injure the amenities of the Tyrrelstown Local Centre, or of the property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not result in significant disamenity to the occupants of the subject apartments. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITION**

The development shall be retained in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.

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

**Dated this            day of            2016.**