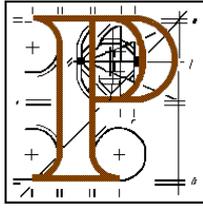


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16A/0071

An Bord Pleanála Reference Number: PL 06F.246736

APPEAL by Brenda Doyle of Belview, Malahide Road, Balgriffin, Dublin against the decision made on the 19th day of May, 2016 by Fingal County Council to grant subject to conditions a permission to Shannon Homes Dublin Limited care of McCrossan O'Rourke Manning Architects of Albert Place West, Harcourt Lane, Dublin.

PROPOSED DEVELOPMENT: Amendments to Blocks D and E permitted under planning register reference number F07A/0394, extended by planning register reference number F07A/0394/E1 and previously amended by planning register reference numbers F14A/0190 and F14A/0363. Blocks D and E currently consist of 126 apartments (eight number one bed units, 101 number two bed units and 17 number three bed units). The amendments will consist of: (i) The provision of four number additional units as follows: The replacement of three number three bed units at fourth floor penthouse level in Block D (Units D23, D36 and D37) with five number two bed units (Units D23, D23A, D36, D37 and D37A) in the same location with minor extensions/realignments of the penthouse layout and associated elevational changes. The replacement of two number three bed units at fifth floor level in Block D (Units D65 and D66) with three number two bed units (Units D65, D66, D66A) in the same location with a minor extension/realignment of the fifth floor layout and associated elevational changes. The replacement of one number two bed unit and two number three bed units at fifth floor penthouse level in Block E (Units E35, E51 and E52) with four number two bed units (Units E35, E35A, E51 and E52) in the same location with minor

extensions/realignments of the penthouse layout and associated elevational changes. (ii) The conversion of the existing eight number one bed units (Units D2, D52, E17, E21, E25, E29, E33 and E38) to eight number one bed plus study units as follows: Reorganisation to the ground floor layout of Block D and Block E (Cores D1, D5 and E3) with associated elevational changes. Reorganisation of Block E (Core E2) from ground to fourth floor level with associated elevational changes. (iii) The provision of additional windows on the gable walls and other minor elevation changes to Block D and Block E. (iv) The provision of six number additional car parking spaces and four number additional storage areas in the basement, all on a 3.075 hectare site bounded by the Malahide Road, Parkside Boulevard and Balgriffin Cottages at Balgriffin, 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

The proposed development involves a reduction in the percentage of three bedroom units within Blocks D and E from 13.5%, as permitted to 7.5%, as proposed. The Board considered that the proposed development would represent an unacceptable diminution of the number of three bedroom units within the development and would, therefore, fail to provide an appropriate mix of unit types within the overall development contrary to the provisions of policy RD04 of the current Development Plan for the area and contrary to demographic projections contained in "Sustainable Urban Housing: Design Standards for Apartments Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in December 2015. The proposed development would, therefore, lead to an unacceptable housing mix and would not be in accordance with 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 proposed development would lead to an inappropriate housing mix and would injure the amenity of future residents.

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

Dated this day of 2016.