

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16A/0045

An Bord Pleanála Reference Number: PL 06F.246924

APPEAL by Boraimhe Management Company care or Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 22nd day of June, 2016 by Fingal County Council to grant subject to conditions a permission to The Clarke Family Partnership care of Manahan Planners of 38 Dawson Street, Dublin.

PROPOSED DEVELOPMENT: Construction of 36 number residential units comprising 30 number two storey houses (23 number three bedroom type, seven number four bedroom type) and six number two bedroom apartments in a three storey block, with ancillary open spaces, boundary treatment and site works on lands at Fosterstown North, Swords, County Dublin. The lands adjoin the Boraimhe Housing estate to the west and the Texaco service station on the old N1 road to the east. Vehicular and pedestrian access to the new housing will be from the Boraimhe Distributor Road linking with Swords Roads with Forest Road and by pedestrian access from the adjoining Boraimhe housing.

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

Metro North is a crucial element of the planned national transport infrastructure for which a preferred route has yet to be identified. The Fingal Development Plan 2011-2017 includes policy to support its delivery. The National Transport Authority have advised that the appeal site is positioned at a significant location in the context of the new Metro scheme as it is in the general area where the scheme would likely transition from underground tunnel to either elevated or at-surface construction. Notwithstanding that the appeal site is considered suitable in all other aspects in the context of the proper planning and sustainable development, the Board has concluded that it would be premature to grant permission for the development pending the finalisation of the preferred route for the metro project.

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

Dated this day of 2017.