

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16A/0247

An Bord Pleanála Reference Number: PL 06F.247016

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 25th day of July, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of an existing detached office building and the erection of a building containing 12 number apartments over two floors in block facing Main Street and four floors in block facing Foster's Way, accessed from Main Street and from Foster's Way with internal staircase and lift, over a retail unit at ground floor accessed from Main Street with deliveries access from Foster's Way, 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 Foster's Way and all associated works 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. The proposed development would, by reason of its design and layout, be out of character with the pattern of development in the area, would be contrary to the provisions of the Swords Masterplan, 2009 and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the layout and design of the proposed development would result in significant overlooking between the apartment blocks and the provision of substandard communal open space 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. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the poor visibility splays afforded to traffic egressing the development onto Foster's Way. Furthermore, queuing for the proposed vehicle lift for traffic accessing the basement car park could give rise to on-street traffic congestion that would interfere with the operation and free flow of traffic along Foster's Way. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.