

## Board Order PL 06F.248097

Planning and Development Acts 2000 to 2017

**Planning Authority: Fingal County Council** 

Planning Register Reference Number: F16A/0547

**Appeal** by Brenda and Joe Doyle of Belview, Malahide Road, Balgriffin, Dublin against the decision made on the 1<sup>st</sup> day of February, 2017 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 Block 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 on a 3.075 hectare site bounded by the Malahide Road, Parkside Boulevard and Balgriffan Cottages, Balbriggan, County Dublin. Blocks D and E currently consist of 126 number apartments (eight number one bed units, 101 number two bed units and 17 number three bed units). The amendments will consist of the provision of three number additional two bed apartments through the reorganisation of the fourth and fifth floor layouts of Block D and E together with minor revisions to the overall floor area provided and minor elevational alterations. The new proposed mix will consist of eight number one bed units, 104 number two bed units and 17 number three bed units. The works also include the provision of five number additional parking spaces in the basement.

## **DECISION**

REFUSE permission for the above proposed development in accordance with 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 size of a number of units within Blocks D and E. The Board considered that the proposed development would represent an unacceptable diminution of the size of some of the units within the development and would, therefore, fail to provide minimum aggregate bedroom floor areas for some of the apartments in accordance with the standards set out in the "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 be contrary to these guidelines and would, therefore not, be in accordance with 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 2017

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