



An  
Bord  
Pleanála

**Board Order**  
**PL 06F.248478**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F16A/0444.**

**Appeal** by Keith and Maeve Fogarty of 16B Binn Eadair View, Sutton, Dublin and by Adele Sleator and Stephen and Bernadette Kerr care of 16A Binn Eadair View, Sutton, Dublin against the decision made on the 19<sup>th</sup> day of April, 2017 by Fingal County Council to grant subject to conditions a permission to Wingview Limited care of James Ahern Architects of 29 Belgrove Road, Clontarf, Dublin.

**Proposed Development:** (1) The demolition of an existing derelict warehouse building (856 square metres) and 1.8 metres high boundary wall at the southern site boundary, (2) the construction of six number houses in total, comprising four number two-storey three bedroom semi detached units (house type 1, 110 square metres), one number single storey three bedroom detached unit (house type 2, 92 square metres) and one number single storey two bedroom detached unit (house type 3, 102 square metres), (3) a new vehicular entrance on the southern boundary off the existing public laneway and (4) associated site development works to include traffic calming ramps on the public laneway from the Baldoyle road to the site entrance, new drainage connections to the public sewer network on Baldoyle Road, surface water attenuation within the site, and new boundary treatments and landscaping works, all at lands to the rear of premises numbered 31-34 Baldoyle Road and "Elphin" licensed premises, Baldoyle Road, Sutton, Dublin.

