



An
Bord
Pleanála

Board Order PL 06F.249165

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: FW16A/0170

Appeal by Victoria Homes Limited care of Joe Bonner of 127 Lower Baggot Street, Dublin against the decision made on the 4th day of August, 2017 by Fingal County Council to refuse permission to the said Victoria Homes Limited.

Proposed Development (a) Demolition of existing two houses (b) construction of 12 number three-storey houses consisting of 10 number semi-detached houses and two number detached houses (c) construction of eight number semi-detached garages and (d) new boundary walls and all associated site works all at Carpenterstown Road, Castleknock, Dublin, as revised by the further public notice received by the planning authority on the 12th day of July, 2017.

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

1. Having regard to Irish Water's planned investment in water and wastewater infrastructure, and in the absence of sufficient technical information to demonstrate there is sufficient capacity available in the existing foul sewer network or that the foul sewage which would be generated from the development can be disposed of in an appropriate manner, it is considered that permitting the development would not be appropriate and would be prejudicial to public health. Neither has it been sufficiently demonstrated that the surface water which would be generated as a result of the development can be sustainably drained. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

