

Board Order PL 06F.249208

Planning and Development Acts 2000 to 2017 Planning Authority: Fingal County Council Planning Register Reference Number: FW17A/0104

Appeal by Patrick Molloy care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 15th day of August, 2017 by Fingal County Council to refuse permission.

Proposed Development: A two-storey, infill commercial building on the existing vacant site to the east of Deanstown House and facing the Old River Road, with the use on both floors as retail. All at a vacant site to the east of Deanstown House facing the River Road, Deanstown House, Main Street, Blanchardstown, Dublin.

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 existing character and prevailing pattern of development in the area is defined by a mix of detached and terraced type commercial buildings and units, including an attractive prominent detached building to the east which has historic and architectural merit. It is considered that the proposed development, by reason of its position and design would result in an incongruous and unattractive feature which would detract from the historic and architectural character and visual amenities of the streetscape at this location to an unacceptable extent. It is considered, therefore, that the proposed development would seriously injure the visual amenities of the area and would be contrary to the provisions of the current Fingal Development Plan which seek to conserve architectural heritage and historic streetscapes. 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 2018