



**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F17A/0406**

**APPEAL** by J. Coffey Developments (Ireland) Limited care of Kane Architecture of 6 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 12<sup>th</sup> day of December, 2018 by Fingal County Council to refuse permission to the said J. Coffey Developments (Ireland) Limited.

**Proposed Development:** Construction of a five-storey apartment building comprising ground floor car parking and ancillary bin stores with two number apartments on first, second and third floor levels, six number apartments in total and a communal roof garden over at upper level and all associated on-site works, accessed from Forster Way, to the rear of Main Street at Forster Way, Swords, County 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**

1. Having regard to the excessive height, scale, design, layout, elevational treatment and inappropriate level of integration with the existing buildings along Forster Way, it is considered that the proposed development would be visually obtrusive and incongruous, and would seriously injure the visually amenities of the streetscape and surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the linear design, internal layout and configuration of the proposed apartments, and the pattern of development in the area, it is considered that the proposed development would provide for poor quality residential amenity within the apartments for the future occupants by reason of inadequate daylight and sunlight penetration. The proposed development would, therefore, seriously injure the amenities of the future occupants and would be contrary to the proper planning and sustainable development of the area.

3. Notwithstanding the plans and particulars submitted with the application in relation to the car parking spaces and vehicular access arrangements, the Board is not satisfied that the proposed development would not give rise to a traffic hazard or endanger the safety of other road users including pedestrians. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**