



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0223

APPEAL by Peter Prior and others care of Michael O'Neill of Oakdene, Harbour Road, Howth, County Dublin against the decision made on the 25th day of June, 2018 by Fingal County Council to grant subject to conditions a permission to Caroline Gouldsbury care of Corry Design Associates of 93 Martello Court, Portmarnock, County Dublin.

Proposed Development: Erection of a Wicklow timber log cabin eight metres by four metres extension to the existing sessional Montessori for the use of 11 children (number 11), opening hours 9.00 a.m. to 12.30 p.m. at Sea Road, Malahide, 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

Having regard to the location of the proposed development, to the access through The Cove estate, and the absence of the provision of an appropriate set down area in a residential area which already experiences a high level of congestion, it is considered that the proposed development would seriously injure the amenities of properties in the vicinity and endanger public safety by reason of traffic hazard. Furthermore, the proposed location, design and layout of the proposed extension would adversely impact upon the character and setting of the Celtic cross monument and would represent an inappropriate and intensive extension to the existing Montessori building. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.