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## **Planning and Development Acts 2000 to 2018**

### **Planning Authority: Fingal County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 15<sup>th</sup> day of March 2019 by Glenveagh Homes Limited care of RPS Group Limited, West Pier Business Campus, Dún Laoghaire, County Dublin.

#### **Proposed Development:**

A permission for a strategic housing development at Hollystown Golf Club, Hollystown, Dublin 15.

The proposed development will consist of the removal of two existing sheds and a silo (571 square metres total); change of use of golf course to residential and open space use; and construction of:

- 133 number two-storey houses comprising:
  - nine number four-bedroom units,
  - 74 number three-bedroom units and
  - 50 number two-bedroom units together with
  - 216 number associated car parking spaces;

- three number four-storey apartment blocks with some plant and provision of solar photovoltaic modules at roof level containing 120 number apartment units with balconies comprising:
  - 54 number one-bedroom units and
  - 66 number two-bedroom units together with
  - 120 number associated car parking spaces and
  - provision for three number internal bicycle storage areas within each apartment block, each to cater for 65 number resident bicycle spaces, and 60 number external visitor bicycle spaces;
- Landscaped public open space comprising approximately 1.6 hectares (excluding area beneath existing overhead powerlines, attenuation areas and incidental open space) and including two number playground facilities (630 square metres and 490 square metres);
- Internal street network with access via a new site entrance off the R121 regional road;
- Network of pedestrian and cycle paths with access points along the south, east and west boundaries of the subject site;
- Associated foul water drainage arrangements including connection to existing Church Road Pumping Station to the south of the subject site and connection to existing Hollystown Pumping Station to the north west, and;
- Associated landscaping, surface water drainage arrangements, public lighting, Electricity Supply Board substations, refuse storage sheds associated with the apartments, ducting in parking areas to facilitate electrical car charging, boundary treatments and site development works, all on a site of circa 9.386 hectares.

## **Decision**

**Refuse permission for the above proposed development based on 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. The Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development results in a poor design concept that is substandard in its form, layout and elevational treatment, fails to provide high quality usable open spaces, fails to establish a sense of place, and would result in a substandard form of development lacking in variety and distinctiveness, all of which would lead to conditions injurious to the residential amenities of future occupants.

Furthermore, the layout of the proposed scheme, being dominated by roads and surface car parking, is contrary to the provisions of the Design Manual for Urban Roads and Streets, issued by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in 2013. The proposed development would seriously injure the residential amenities of future occupants, would be contrary to these Ministerial

