



An
Bord
Pleanála

Board Order ABP-304289-19

Planning and Development Acts 2000 to 2019

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 25th day of April 2019 by Glenveagh Homes Limited care of Declan Brassil and Company Limited, Lincoln House, Phoenix Street, Smithfield, Dublin 7.

Proposed Development:

A permission for a strategic housing development at Hearse Road, Donabate, County Dublin.

The development will consist of amendments to part (approximately 2.47 hectares) of a permitted residential development under Fingal County Council Register Reference F17A/0113, including an amendment to condition 22 of that permission.

The proposed amendments result in an increase in the number of permitted units from 251 number to 328 number (an increase of 77 number units). The proposed amendments include the replacement of 35 number permitted house units and 62 number permitted apartment units in apartment blocks 1, 2 and 3, with 174 number apartments with balconies (67 number one-bed units, 87 number two-bed units and 20 number three-bed units) in five number apartment blocks as follows:

Block 1 is a four-storey building with solar photovoltaic modules at roof level. Block 1 contains 40 number apartment units comprised of:

- 18 number one-bed units,
- 19 number two-bed units and
- 3 number three-bed units; along with bicycle storage, a switch room and a tank room at ground floor level.

Block 2 is a four-storey building incorporating a setback at fourth floor level along the northern elevation to provide private terraces. Block 2 contains 30 number apartment units comprised of:

- 9 number one-bed units,
- 17 number two-bed units and
- 4 number three-bed units;
- along with bicycle storage, a switch room and a tank room at ground floor level.

Block 3 is a four-storey building containing 24 number apartments comprised of:

- 4 number one-bed units,
- 13 number two-bed units and
- 7 number three-bed units;
- along with a tank room and switch room at ground floor level.

An external bicycle storage structure is provided along the western boundary of the site to serve the requirements of Block 3.

Block 4 is a four-storey building containing 40 number apartment units comprised of:

- 18 number one bed units,
- 19 number two-bed units and
- 3 number three-bed units;
- along with bicycle storage, a switch room and a tank room at ground floor level.

Block 5 is a four-storey building containing 40 number apartment units comprised of:

- 18 number one-bed units,
- 19 number two-bed units and
- 3 number three-bed units;
- along with bicycle storage, a switch room and a tank room at ground floor level.

The proposed development includes the provision of external bin storage areas to serve each apartment block, an Electricity Supply Board substation, and a single storey childcare facility with a dedicated circulation and drop-off area, three number car parking spaces and three number bicycle parking spaces. A total of 199 car parking spaces and 388 bicycle parking spaces are provided to serve the residential element of the proposed development.

The development also includes all associated modifications to the internal road network, drainage network, public open spaces, landscaping, boundary treatments and all associated infrastructure and site development works.

Permission is also sought for the amendment of condition 22 of Fingal County Council Register Reference F17A/0113 to accommodate the amendments to the layout, phasing, number and typology of units proposed in this application.

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

Having regard to the core principles of the National Planning Framework, issued by the Department of Housing, Planning and Local Government, which seeks to deliver future environmentally and socially sustainable housing of a high standard for future residents and to achieve placemaking through integrated planning and consistently excellent design, to the development strategy for Donabate contained in the Fingal Development Plan 2017-2023 and the Donabate Local Area Plan 2016 which seek to protect and enhance the unique identity of the town, and to the location of the site adjacent to Newbridge Demesne, it is considered that the proposed development, by reason of its blanket approach to height, campus style building layout, dominance of carparking and lack of legibility/wayfinding between the proposed bridge and Newbridge Demesne, does not represent a satisfactory urban design response for the site, and does not enhance the character of the area or adequately recognise the cultural context and special setting of Newbridge Demesne. Furthermore, the proposed development would not be in accordance with the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport, and the Department of the Environment, Community and Local Government. As such the proposed development would be contrary to Ministerial guidelines, would not be consistent with national and local policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019