



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0132

APPEAL by LDC Developments Limited care of Hughes Planning and Development Consultants of 66 Seafield Road East, Clontarf, Dublin against the decision made on the 13th day of May, 2019 by Fingal County Council to refuse permission to the said LDC Developments Limited.

Proposed Development (i) Demolition of the existing warehouse building (856 square metres) and associated 1.8 metre high boundary wall at the front (southern) site boundary; (ii) the construction of one number part four/part three-storey over basement apartment block comprising; two number three-bed residential units, 14 number two-bed residential units and eight number one-bed residential units giving a total of 24 number apartment units each with own balcony; (iii) new vehicular and pedestrian entrance on the front (southern) site boundary off the existing public laneway; (iv) provision of 24 number basement car parking spaces and 24 number on-site cycle parking spaces and bin storage located in basement also; (v) communal open space at ground level; (vi) communal terrace at second floor level; associated boundary treatment, landscaping, SuDS drainage and all other ancillary development works necessary to facilitate the development, at lands to the rear of premises numbered 31-34 Baldoyle Road and 'Elphin' Licensed Premises, Baldoyle Road, Sutton, 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 proposed development would endanger public safety by reason of traffic hazard because sightlines at the proposed car park entrance onto the adjoining laneway are deficient for the nature and scale of development proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.