



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0444

APPEAL by Peter Fay care of O'Connor Whelan Planning Consultants of 222-224 Harold's Cross Road, Dublin against the decision made on the 8th day of November, 2019 by Fingal County Council to refuse permission.

Proposed Development: Construction of a new two-storey dwelling on an infill site to the rear and north of 9 Parnell Cottages and to the front and south of 9A Parnell Cottages in an architectural conservation area and all associated site works including access, parking spaces and site drainage works at 9b Parnell Cottages, 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

1. Having regard to the established pattern of development in the area, the residential and visual character of the designed Architectural Conservation Area (ACA) and the backland nature of the subject site, located centrally between two existing dwellings, it is considered that the proposal in this location does not represent a sensitive infill and redevelopment opportunity. The proposed development would set an undesirable precedent for disorderly, piecemeal and haphazard development and would compromise the integrity and would not enhance the character of the ACA. The proposed development would be contrary to Objectives DMS157 and CH32 and DMS39 of the Fingal Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that insufficient information has been submitted in relation to surface and foul water drainage systems to ensure that the proposed development would be in accordance with current standards for such works and would not be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2020