



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council.

Planning Register Reference Number: FW16A/0134.

WHEREAS by Order dated the 8th day of May, 2018, An Bord Pleanála, under appeal reference number PL 06F.249341, granted subject to conditions a permission to The Shuhada Foundation of Ireland care of McCutcheon Halley Chartered Planning Consultants of Kreston House, Arran Quay, Arran Court, Dublin for development comprising a community, cultural and education campus, primarily including a mosque, primary and post-primary school building, a multi-purpose events hall, all-weather playing pitch, use of Warrenstown House for ancillary purposes and associated site development works. Permission is sought to retain two number single-storey extensions currently in use as wc facilities with gross floor area (GFA) circa eight square metres on the south-west elevation of the rear extensions attached to the rear of Warrenstown House. The proposed development will comprise: demolition of various existing extensions to Warrenstown House measuring in total circa 262 square metres gross floor area including part of existing prayer room (north-east side), educational building (south-west side), rear boiler room and school building including wc facilities extensions proposed for retention prior to demolition (north-west side). Alterations to the south-west, north-east and north-west elevation of Warrenstown House are proposed consequent to demolition works. Change of use of ground floor to Warrenstown House from

prayer and association areas to comprise five number ancillary office rooms and staff facilities for the community, cultural and education campus on a ground floor totalling (circa 240 square metres gross floor area) and internal alterations changing the use of existing prayer and associated areas to extend the existing two bedroom ancillary apartment residence at first floor to circa 236 square metres gross floor area. The development includes the demolition and removal of three number existing single storey structures on site, including the shop (circa 86 square metres gross floor area) and associated mobile home storage structure (circa 46 square metres gross floor area) to the south-west of Warrenstown House, and shed structure (circa six square metres gross floor area) to the north-east side of Warrenstown House. The security hut (circa 11 square metres gross floor area) at the main entrance gate (south-west side) will be repositioned and reorientated at the entrance gate. Proposed three storey Mosque building with a maximum (minaret) height of circa 18.2 metres and gross floor area circa 3,896 square metres comprising two number prayer halls, circulation space, three number ancillary office rooms, two number ablution space rooms, plant room, air handling unit (AHU) room, control room and board room, wc facilities, four number partitionable classrooms, azaan room and ancillary mortuary on ground floor; air handling unit room, two number prayer halls, circulation space and 10 number partitionable classrooms on first floor and one number prayer hall, circulation space, two number library rooms, refreshment room and caretaker's ancillary one-bedroom residence (circa 176 square metres) on second floor. Proposed four storey primary and post primary school building with roof plant and a maximum height circa 17.7 metres and gross floor area circa 4,876 square metres comprising five number classrooms, circulation space, plant, refuse, electricity, air handling unit and storage rooms, wc facilities, three number smoke shafts ascending through each level of the building, ancillary offices/reception and library on ground floor; five number classrooms, circulation space, wc facilities, two number staff rooms and three number ancillary offices on first floor; four number classrooms, three number specialised rooms, circulation space, wc facilities, library with ancillary admin room and one number storage room on second floor; six number specialised

rooms, circulation space, wc facilities, canteen and storage room on third floor; and two number escape stairs, lift service area and three number smoke shafts on fourth floor roof level. The primary school will generally be located on ground and first floor levels with the post primary school generally on the second and third floor levels. Proposed two storey multi-purpose events hall building over basement level including car park, with a maximum height of circa 12.6 metres and gross floor area circa 3,481 square metres comprising 36 number car parking spaces, seven number cycle parking, service, storage and plant rooms, refuse collection area, kitchen (ancillary to ground floor restaurant/café), air handling unit rooms and circulation space at basement level; one number sports hall, changing rooms, control and storage rooms, circulation space, wc facilities, ancillary restaurant with soft ball play area (circa 128 square metres), ancillary barber shop (circa 11 square metres), ancillary convenience store (circa 45 square metres net floor area) and ancillary office on ground floor; four number meeting rooms, air handling unit and storage rooms, circulation space, wc facilities and ancillary restaurant seating space (circa 72 square metres) on first floor. The proposed development comprises all site development works including landscaping, boundary treatments and the provision of an all-weather playing pitch (circa 529 square metres), refuse collection area, 47 number car parking spaces, including three number disabled bays, two number coach parking spaces and 12 number cycle parking spaces at surface level. Proposals provide for upgrades to the vehicular and pedestrian access off Blanchardstown Road North, all at Warrenstown House, Blanchardstown Road North, Blanchardstown, Dublin, as amended by the further public notice received by the planning authority on the 14th day of August, 2017:

AND WHEREAS condition number 14 attached to this permission required that, prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security were to be agreed between the developer and the planning authority or, in default of agreement, the matter was to be determined by An Bord Pleanála:

AND WHEREAS the developer and the planning authority failed to agree on the amount of the security in compliance with the terms of this condition and the matter was referred by the developer to An Bord Pleanála on the 12th day of December, 2019 for determination:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, hereby determines that the Board agrees that the amount payable within the terms and conditions of the permission under condition number 14 is €50,000 (fifty thousand euro) as agreed by the planning authority applicable for this bond to be refunded upon satisfactory completion of the development.

Reasons and Considerations

Having regard to the planning history, the submissions from the parties and the nature and scale of the development in question, the Board considered €50,000 (fifty thousand euro) to be appropriate as a development bond as per condition number 14 of An Bord Pleanála appeal reference number PL 06F. 249341, refundable upon the satisfactory completion of the development.

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.

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

Dated this day of 2020.