



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0468

APPEAL by Glenveagh Homes Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 27th day of November, 2019 by Fingal County Council to refuse permission.

Proposed Development: A development of one number two-storey duplex building comprising two number one bedroom duplex apartments and two number two bedroom duplex apartments, (four number duplex apartments), four number additional car parking spaces, associated private open space, bin storage, two number bicycle spaces and all associated site development and landscape works, resulting in an increase of four number dwellings from 129 number dwellings to 133 number dwellings on the overall wider site of circa six hectares. All on a site of circa 0.049 hectares within the townland of Rush, Rush, County Dublin. The site is located within the permitted wider residential site known as 'Knightsgate (under planning register reference numbers F15A/0294 and F16A/0221 and An Bord Pleanála appeal reference number PL 06F.247032) which is currently under construction.

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 which provides for four new dwellinghouses would encroach upon an area of land dedicated for the provision of future childcare facilities associated with the residential development of Knightsgate that at this location contains 129 with limited availability of childcare facilities and spaces within easy reach of it. It is, therefore, considered that the proposed development would result in an unsustainable and poorly integrated residential area which would in turn fail to accord with the relevant Objectives of the Fingal Development Plan 2017 to 2023, which require the provision of such facilities in the interest of the proper planning and sustainable development of the area. The proposed development would also be contrary to the Childcare Facilities: Guidelines for Planning Authorities, 2001, and Circular Letter PL 3/2016 issued by the Department of the Environment, Community and Local Government on the 31st day of March, 2016, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this day of 2020.