



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19B/0134

APPEAL by Seamus Dolan care of Martin Brennan Architecture Limited of 37A Cill Éanna, Raheny, Dublin against the decision made on the 20th day of December, 2019 by Fingal County Council to refuse/grant subject to conditions a permission/outline permission to.

Proposed Development: (1) Erect new two-storey end-of-terrace dwellinghouse on corner site at side of number 76 Fortlawn Drive and ancillary site works, (2) reuse existing vehicle entrance gates and drive-in at front of number 76 Fortlawn Drive for shared drive-in with new dwelling, (3) reposition existing outfall manhole and reroute private foul sewer at rear of dwelling for new connection to public foul sewer in footpath at 76 Fortlawn Drive, Fortlawn, Clonsilla, 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. The Board considered that the proposed dwelling by reason of its location, design, scale and massing would appear visually dominant and overly prominent on this end of terrace corner site at the junction of the two roads, and would jut out and be further forward of the building line of the terrace to the west in Fortlawn Drive, it would set an undesirable precedent and be contrary to Objectives DMS39 (infill development in character with the area) and DMS40 (relative to the existing building line) of the Fingal Development Plan 2017-2023. The proposed development would, therefore, to the proper planning and sustainable development of the area.

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

Paul Hyde

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

Dated this day of 2020