



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0636

APPEAL by LDC Developments Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 20th day of February, 2020 by Fingal County Council to refuse permission.

Proposed Development: (1) The demolition of the existing warehouse building (856 square metres) and associated 1.8 metres high boundary wall at the front (southern) site boundary, (2) the construction of one number three-storey over basement apartment block comprising one number three-bedroom residential unit, 14 number two-bedroom residential units and six number one-bedroom residential units giving a total of 21 number apartment units each with own balcony, (3) new vehicular and pedestrian entrance on the front (southern) site boundary off the existing public laneway, (4) provision of 23 number basement car parking spaces and 62 number on-site cycle parking spaces and bin storage located in basement also, (5) communal open space at ground level, (6) communal terrace at second floor level, associated boundary treatment, landscaping, Sustainable Urban Drainage Systems drainage and all other ancillary development works necessary to facilitate the development. All on lands to the rear of 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 existing laneway over which the proposed development is to be accessed comprises an important local pedestrian route. Notwithstanding the revised access arrangements submitted with the appeal, this laneway is seriously deficient in width along its length and lacks sufficient capacity to safely accommodate the vehicular and pedestrian movements which the proposed development will generate along with existing and future pedestrian movements along the lane and associated with the adjoining public house.

In the absence of any comprehensive proposals for the upgrade of this lane and the management of vehicle movements along its length, it is considered that the proposed development would constitute overdevelopment of the site and would endanger public safety by reason of traffic hazard.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2020.