



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0123

APPEAL by Cathal Glackin care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 2nd day of July, 2020 by Fingal County Council to refuse permission.

Proposed Development: The development will consist of:- (i) demolition of existing boundary wall; (ii) construction of two-storey apartment building, comprising six number apartments (four number one-bedroom apartments and two number two-bedroom units). Each apartment is provided with private open space in the form of a balcony at first floor level or garden/terrace at ground floor level. Each apartment has access to a communal open space area (147 square metres), bicycle storage area and bin storage area to the rear (north) of the site; (iii) provision of one number vehicular entrance on Saint Patrick's Park and two number new vehicular entrances on New Road, to provide access to six number on-curtilage car parking spaces which serve the apartments; (iv) construction of a public footpath on the sites western boundary; and (v) all ancillary works necessary to facilitate the development including SuDS surface water drainage, site works, landscaping, tree planting and boundary treatments, all at 5 Ballalease West, Donabate, 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

Having regard to its nature and quantum of the development, it is considered that the proposed development would give rise to overdevelopment of the site, would result in an unsatisfactory communal open space and car parking layout, and, as such, would be out of keeping with the established residential character of the area, would provide an unacceptable level of amenity for residents, would be detrimental to amenities of adjoining property, and would be contrary to the 'RS' – Residential zoning for the area as set out in the Fingal County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020