



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0323

Appeal by Carragoon Construction Limited care of Corr and Associates Spatial Planning of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 31st day of August 2020 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing house, revised vehicular entrance location and construction of an apartment development comprising 28 number residential apartments arranged in two number buildings ranging in four to five storeys in height (total 2,742 square metres gross floor area).

The proposed development consists of:

- one number three-bedroom apartment,
- 20 number two-bedroom apartments and
- six number one-bedroom apartments.

Block A contains 13 number apartments (one number three-bedroom apartment, nine number two-bedroom apartments and three number one-bedroom apartments).

Block B contains 15 apartments (11 number two-bedroom apartments and four number one-bedroom apartments).

28 number vehicular parking spaces together with 44 number bicycle parking spaces are proposed.

Private and common open spaces, hard and soft landscaping, roads and pedestrian walkways, services (including sustainable drainage systems), site lighting, solar panel arrays, and all other ancillary and associated site development works above and below ground level, all at a site of approximately 0.2773 hectares located at Hamlet Lodge, Hamlet Lane, Balbriggan, 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.

