

Board Order ABP-308284-20

## Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0323

**Appeal** by Carraggoon 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 31<sup>st</sup> 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.

## **Reasons and Considerations**

Having regard to the Sustainable Urban Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018, the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009, and the policies and objectives in the Fingal Development Plan 2017-2023 (as varied), it is considered that the proposed development, by reason of the response to the site context, and in particular the design, height, scale, massing and positioning of the apartment blocks, would result in overdevelopment of the site, would be overbearing and visually obtrusive, and would detract from the character and amenities of the area. The proposed development Plan 2017-2023 (as varied) and would seriously injure the amenities of the area, including the residential amenity of nearby dwellings and the visual amenities of the area. 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 2021.