



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 17th day of November 2020 by Castlethorn Construction Unlimited Company and Castlethorn Developments (Kellystown) Unlimited Company care of Stephen Little and Associates Chartered Town Planners and Development Consultants of 26/27 Upper Pembroke Street, Dublin.

Proposed Development comprises of the following:

A residential-led development comprising 360 number dwellings, one number childcare facility and one number retail unit, in buildings ranging from one to eight storeys.

The breakdown of residential accommodation is as follows:

128 number own door detached, semi-detached and terraced houses (including: 104 number three-bed two-storey houses, of which 28 number have optional single storey extension to rear, and 24 number four-bed two to three storey houses) and 232 number apartment units accommodated in three number blocks, including:

- Block A: one to eight storeys, accommodating 164 number apartments (62 number one-beds and 102 number two-beds) and a residential amenity area (circa 380 square metres gross floor area);
- Block B: four to five storeys, accommodating 41 number apartments (12 number one-beds, 24 number two-beds and five number three-beds);

- Block C: four to six storeys, accommodating 27 number apartments (11 number one-beds and 16 number two-beds), the childcare facility (circa 278 square metres gross floor area) and the retail unit (circa 98 square metres gross floor area).

Private rear gardens are provided for all houses. Private patios and terraces or balconies are provided for all apartment units and feature on all apartment block elevations.

All associated and ancillary site development, drainage and infrastructural works (including plant), hard and soft landscaping and boundary treatment works, including:

- Road infrastructure works, including:
 - (a) The provision of new pedestrian and cycle facilities along the northern edge of an existing road, which extends circa 280 metres west from Diswellstown Road to a point west of the existing main vehicular entrance to Scoil Choilm Community National School (hereafter referred to as 'Kellystown Link Road');
 - (b) A circa 160 metre new western extension of the 'Kellystown Link Road';
 - (c) The reconfiguration of a section of the 'Kellystown Link Road' at its junction with the Diswellstown Road;
 - (d) The realignment of a southern section of Porterstown Road at its junction with the 'Kellystown Link Road';
 - (e) The repositioning of existing vehicular site entrance to 'Abbey Cottage' on its eastern boundary to Porterstown Road;
 - (f) A new vehicular access to the site at one number new site entrance on the Porterstown Road to Block A and one number site entrance to the scheme via the 'Kellystown Link Road';
 - (g) A new internal residential road network including pedestrian and cycle links, a north-south pedestrian and cycle green route on the eastern side of Porterstown Road and new pedestrian and cycle access to the proposed public park to the south west.
- New dedicated public park (circa 2.1 hectares), smaller pocket parks and green links;

- Wastewater infrastructure, including; pumping station and pipe network to connect to a public watermain under the proposed 'Kellystown Link Road' and an associated pump station service road, and upgrade works to existing drainage infrastructure in the Riverwood Distributor Road;
- 435 number carparking spaces, including: 256 number spaces in-curtilage and on street for the houses; 58 number spaces at undercroft level of Block A and 116 number spaces at surface level for the apartments; and five number spaces on-street for the proposed commercial units and to facilitate shared car club vehicles in the future;
- 12 number motorcycle parking spaces, including: four number at surface level and eight number at undercroft level of Block A;
- 562 number bicycle parking spaces, including 401 number covered spaces and 161 number uncovered spaces;
- Bin stores;
- Three number Electricity Supply Board sub-station units;
- Demolition of the existing vacant house and agricultural buildings all located at this site (circa 9.73 hectares) in the townlands of Kellystown, Porterstown and Diswellstown, Clonsilla, Dublin.

The site is generally bounded by: the Porterstown Road, Saint Brigid's Lawn traveller halting site, Saint Mochta's FC sports grounds and Diswellstown Road overpass and Doctor Troy Bridge to the east; the Dublin-Maynooth Rail Line, Porterstown level crossing and an existing dwelling ('Abbey Cottage') to the north; greenfield lands to the west and south; and, Scoil Choilm Community National School and Luttrellstown Community College to the south east. Proposed upgrading of drainage infrastructure extends to the Riverwood Distributor Road.

Decision

Refuse permission for the above proposed development based on 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 proposed vehicular layout and access arrangement to Block A is contrary to Key Objective DA 1.6 and Objective 7.4 of Kellystown Local Area Plan, compromising the delivery of east-west connectivity as set out in the Local Area Plan, as well as cyclist and pedestrian connectivity in accordance with Key Objective DA 1.3. Furthermore, it is considered that the lack of an agreed Green Infrastructure Masterplan for the application site is contrary to Phase 1 Eastern Development Area (DA1) of the Local Area Plan.

