

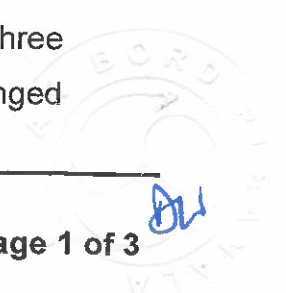
Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20A/0180

APPEAL by Kingscroft Developments Limited care of The Planning Partnership of The Coach House, Dundanion, Blackrock Road, Cork against the decision made on the 14th day of December, 2020 by Fingal County Council to refuse permission.

Proposed Development: Construction of a mixed-use development totalling 9,468.4 square metres Gross Floor Space arranged over 14 number buildings (ranging from two to three-storeys), comprising 79 number residential units (9,032 square metres) and a childcare facility (196 square metres), ancillary structures (Bin Storage and Bike Storage totalling 240.4 square metres), all at a site of approximately 1.65 hectares, partially within the curtilage of Allendale House and Entrance Gates (Protected Structure Number: 0704 in terms of the Fingal Development Plan 2017 - 2023). The proposed development consists of: 32 number three bedroom duplex residential units over 32 number two-bedroom duplex apartment units arranged over seven number three-storey buildings (Block A to Block G); three number three-bedroom terrace residential units of two-storeys; 10 number three-bedroom semi-detached residential units of two-storeys; and two number three-bedroom duplex residential units over a ground floor childcare facility arranged in a three storey building (Block H). 160 number car parking spaces are arranged



throughout the proposed development comprising 142 number residential car parking spaces (two number per three-bedroom semi-detached residential units, two number per three-bedroom terrace residential unit, two number per three-bedroom duplex residential unit and 1.5 per two-bedroom ground floor duplex apartment units), 16 number visitor car parking spaces (including four number electric vehicle (EV) charging spaces), two number childcare facility car parking spaces; 210 number bicycle parking spaces are arranged throughout the development (13 number bicycle storage units totalling 137.6 square metres); Boundary treatments, private and public open spaces, hard and soft landscaping (including children's playground area totalling 317 square metres), roads and pedestrian walkways, services (including surface water attenuation storage), site and street lighting, solar panel arrays, bin storage (33 number bin storage units totalling 102.8 square metres) and all other ancillary and associated site development works above and below ground level. Primary vehicular and pedestrian access will be via the existing access off Clonsilla Road, upgraded and enhanced as part of the proposed development at Allendale, Clonsilla Road, Clonsilla, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

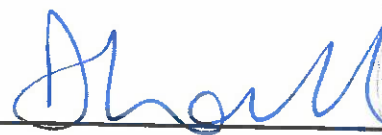
Reasons and Considerations

1. The proposed development, located adjacent to and partially within the curtilage of a protected structure, would result in an unacceptable negative impact on the special architectural, historical, and cultural interest of the protected structure and, if permitted, would materially contravene Objective CH20 of the Fingal Development Plan 2017-2023, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. By virtue of the design of Blocks A, B and C which front onto Clonsilla Road to the west of the site, the proposed development is considered to be visually intrusive, and physically imposing on the adjoining road and it is not clear how the development would be set back sufficiently to allow for future cycling and pedestrian facilities. The proposed development would, therefore, be contrary to Objectives PM31 and PM33 of the Fingal Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the deficiency in the quality of open space provision within the proposed development, the dominance of surface level car-parking and vehicular movement within the site and the lack of permeability to adjoining areas, it is considered that the proposed development would be seriously injurious to the residential amenities of the scheme and would result in a substandard form of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. The proposed development would seriously compromise the retention of significant trees and hedgerows on site, and would, therefore, be contrary to Objectives PM64 and DMS77 of the Fingal Development Plan 2017-2023 and as such would be contrary to the proper planning and sustainable development of the area.



Dave Walsh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this *2nd* day of *August* 2022

