

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20A/0199

APPEAL by Daly Real Estate Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 29th day of January, 2021 by Fingal County Council to refuse permission.

Proposed Development: 1. Demolition of the following: (i) existing dwelling (totalling 208.7 square metres) at number 1 Blakestown Cottage, Blakestown Road, Dublin; (ii) existing dwelling (totalling 194 square metres) and two number sheds (totalling 127 square metres) at number 7A Blakestown Cottage, Blakestown Road, Dublin; and (iii) existing boundary wall to the front of the development. 2. Construction of 33 number apartments, comprising of 16 number one-bedroom apartments and 17 number two-bedroom apartments, in two number three-storey blocks. Each apartment is provided with a private balcony or terrace and access to 1,018 square metres of communal open space area featuring a playground. The proposed development is served by 28 number car parking spaces, 50 number bicycle parking spaces and a bin store (27 square metres); 3. Creation of a new vehicular and pedestrian entrance from Blakestown Road along the eastern site boundary; and 4. All associated site, landscaping, infrastructural works, including tree planting, boundary treatments, street lighting, internal roadways, footpaths, foul/surface drainage, necessary to facilitate the development at 1 and 7A Blakestown Cottages, Blakestown Road, Dublin.

Decision

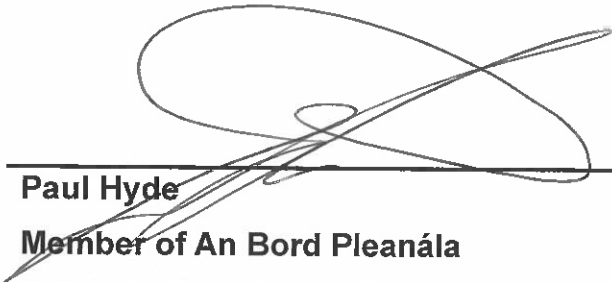
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

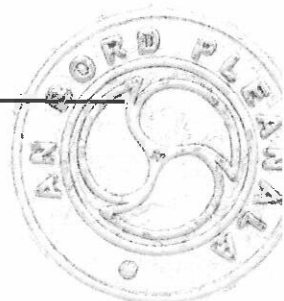
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the layout and disposition of the two apartment blocks and to the car dominated layout of the open space, the Board considered that the proposed development represented an inappropriate design response to the sites characteristics and context and would represent a significant overdevelopment of a constrained site. The proposed development would, therefore, be contrary to the provisions of the Fingal Development Plan 2017-2023, to Ministerial Guidelines and to the proper planning and sustainable development of the area.



Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this *8th* day of *February* 2022