

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20A/0050

APPEAL by McEleney Homes care of PCOT Architects of 57 Fitzwilliam Square North against the decision made on the 9th day of March, 2021 by Fingal County Council to refuse permission.

Proposed Development: A development of eight number three and four bedroom two-storey houses in one number block of four number three bedroom and one number four bedroom houses and one number block of one number three bedroom and two number four bedroom houses including ancillary siteworks and the retention of a 2.4 metre high boundary wall on the north, east and west boundaries, a 2.4 metre hoarding and gate to the front of the site and the stoning of the entrance and area inside the gate. All at Alencon, Weaver's Row, Clonsilla Road, Dublin. Further public notices were received by the planning authority on the 10th day of February, 2021.

Decision

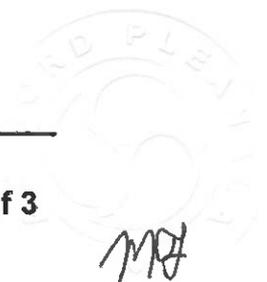
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

1. Having regard to the zoning of the site, the objective of which is to provide for residential development and protect and improve residential amenity, policy objectives PM31 and PM33 which seek a high standard of urban design and to the established pattern of development in the vicinity of the site, it is considered that the proposed development by reason of its scale, form and design would be overbearing on adjoining property, would give rise to overlooking and would provide substandard public open space. The proposed development would be inconsistent with the RS zoning objective for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the layout and access arrangements for the four proposed parking spaces along Clonsilla Road, which are to be accessed directly from the public road and which are not afforded on-site turning capability, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 30th day of Sept. 2021.

