

An
Bord
Pleanála

Board Order
ABP-312071-21

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21A/0163

APPEAL by MSN Holdings Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 2nd day of November, 2021 by Fingal County Council to refuse permission for the proposed development.

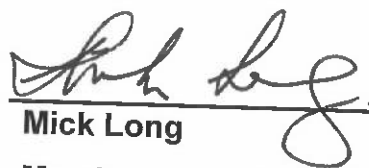
Proposed Development: Construction of a two-storey apartment block consisting of a one number bedroom apartment at ground floor and first floor. All with associated site works, bin and bike store, all at Riverview, Church Road, Mulhuddart, Dublin.

Decision

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

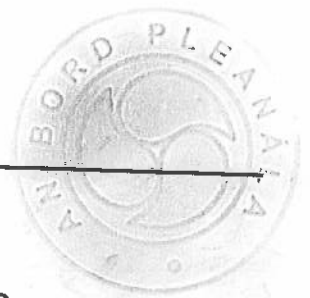
Reasons and Considerations

1. The proposed development would fail to provide a satisfactory standard of amenity for future residents and, by reason of its siting and design, would result in the loss of designated communal open space and would represent an overbearing feature in relation to adjoining property. The proposed development would seriously injure the amenities of property in the area and depreciate the value of same, would contravene Objective PM44 and the RS zoning objective as set out in the Fingal County Development Plan 2017-2023, which is 'to provide for residential development and protect and improve residential amenity', would set an undesirable precedent for other similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Fingal County Development Plan 2017-2023 in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigation measures to address any such risk, the proposed development would be contrary to the proper planning and sustainable development of the area.



Mick Long

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 20 day of February, 2023.