

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0522

APPEAL by Carrick Court Close Property Management Company LBG care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 10th day of November, 2021 by Fingal County Council to refuse permission.

Proposed Development: (i) Retention of boundary walls which differ marginally from that approved, (ii) retention of pedestrian gate between Carrick Court Close Housing Estate and Suncroft Avenue all at Carrick Court Close Housing Estate, Portmarnock, County Dublin.

Decision

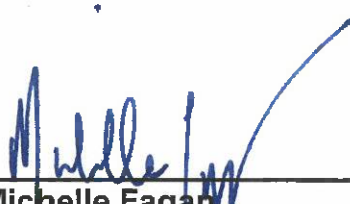
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

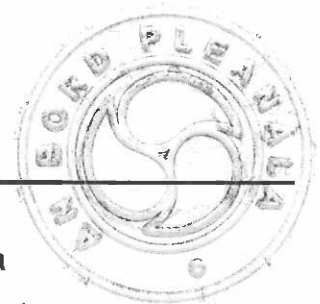
Matters Considered

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

The "Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, and the accompanying Urban Design Manual recommends a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to facilitate walking and cycling, and new developments should be successfully connected to existing neighbourhoods. Objectives MT13, MT17, MT22 and DMS32 of the Fingal County Development Plan 2017-2023 support the second criteria of the Urban Design Manual "Connections". The proposed development restricts the use of a pedestrian walkway between the Carrick Court Estate and Suncroft Avenue, as required in Condition Number 4 of PL06F.248412 and prevents a direct convenient and safe route from a large residential area to mixed use facilities. Therefore, it is considered that the proposed development would militate against an attractive pedestrian environment and would be contrary to the national guidelines, Objectives MT13, MT17, MT22 and DMS32 of the Fingal County Development Plan 2017-2023 and to the proper planning and sustainable development of the area.


Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 5th day of April 2022