



An
Bord
Pleanála

Board Order
ABP-312281-21

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0530

Appeal by Emmet McLoughlin care of Downey Chartered Town Planners of 29 Merrion Square, Dublin against the decision made on the 22nd day of November, 2021 by Fingal County Council to refuse permission.

Proposed Development: Modifications to the plans previously granted permission under planning register reference number F19A/0405, An Bord Pleanála appeal reference number ABP-307006-20, and to include (i) the addition of a new set-back third-floor level containing one number four-bedroom penthouse apartment with balcony; (ii) changes to the previously permitted second floor layout to provide one number two-bedroom apartment and one number three-bedroom apartment in lieu of two number two-bedroom units previously permitted; (iii) amendments to basement and circulation areas; (iv) one number additional car parking space at surface level; (v) all associated site, landscaping and engineering works necessary to facilitate the development. The proposed development will result in an increase of one number apartment creating an overall four-storey apartment building of nine number apartments, all at Osprey, Kilrock Road, Howth, County Dublin.

Decision

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

Reasons and Considerations

Having regard to:

- (a) the location of the proposed development on a prominent site within a Coastal Landscape Character Area that is categorised by the Fingal County Development Plan 2017-2023 as having exceptional landscape value and to be highly sensitive to development, and the location of the site within the buffer zone of the Howth Special Amenity Area Order (SAAO)
- (b) the preserved views along Kilrock Road, Balscadden Road and from the East Pier of the harbour as set out in the development plan,
- (c) the modifications proposed under this planning application, and
- (d) Objective NH35 of the development plan which seeks to resist development which would interfere with the character of highly sensitive areas or with a view or prospect of special amenity value, which it is necessary to preserve,

it is considered that proposed development on an elevated site would result in an overly dominant feature, would be visually intrusive in relation to the surrounding area, would represent an incongruous form of development having regard to the development previously permitted under planning register reference number F19A/0405, An Bord Pleanála appeal reference number ABP-307006-20, and would form a discordant and obtrusive feature on this highly sensitive and scenic coastal landscape. The proposed development would be contrary to the stated objectives of the Fingal County Development Plan 2017-2023, would seriously injure the visual amenities of the area and would, therefore, 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.