

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21A/0189

APPEAL by Shane Loughrey-Grant of Castleknock National School, Castleknock, Dublin against the decision made on the 6th day of December, 2021 by Fingal County Council to grant subject to conditions a permission to Castleshore Investments Limited care of Armstrong Fenton Associates of Unit 13, The Seapoint Building, 44-45 Clontarf Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Modifications to a permitted residential development under planning register reference number FW20A/0058 and An Bord Pleanála reference number ABP-307889-20. Permission is sought to modify the permitted apartment building, a three- and part-four-storey residential building accommodating 25 number apartments to a proposed four-storey building, the effect of which will be the addition of three number two-bed apartments bringing the total number of apartment units from 25 number permitted apartments to 28 number proposed apartments, with the overall mix consisting of four number one-bed apartments, 22 number two-bed apartments and two number three-bed apartments. Balconies associated with the three number proposed apartments are also proposed on the western and northern elevations at third floor level. The proposed development also includes for all associated site development works, roof plant and enlarged

bicycle store on a site area measuring circa 0.35 hectares. The effect of the proposed development will result in a modification to an extant permission under planning register reference number FW20A/0058 and An Bord Pleanála reference number ABP-307889-20, all on site known as 'Glenmalure', Castleknock Road, Castleknock, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the form and design of the proposed development, the nature and scale of the extant permission on the site, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be appropriate and consistent with the policies and objectives of the Fingal County Development Plan 2017-2023 and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the scale and design of the proposed development, the conditions attached to the parent permission, and concurred with the view of the planning authority that the proposed addition of three apartments is acceptable given the extant permission on the site, and would not detract from the adjoining property or impact negatively on the surrounding area.

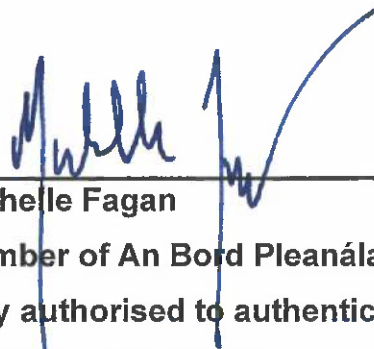
Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

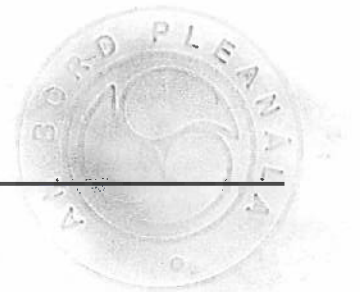
Reason: In the interest of clarity.

2. The developer shall comply with all conditions of the parent application, planning register reference number FW20A/0058 and An Bord Pleanála reference number ABP-307889-20, save for any amendments made by this application.

Reason: In the interest of clarity.



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



Dated this 10th day of February 2023.