

An  
Bord  
Pleanála

**Board Order**  
**ABP-312557-21**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0579**

**Appeal** by Deirdre Hughes care of O'Connor Whelan Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 16<sup>th</sup> day of December, 2021 by Fingal County Council to refuse permission.

**Proposed Development:** The retention of the lower ground studio apartment at Number 23A The Old Vicarage, Church Road, Swords, County Dublin.

## **Decision**

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

PM

## Reasons and Considerations

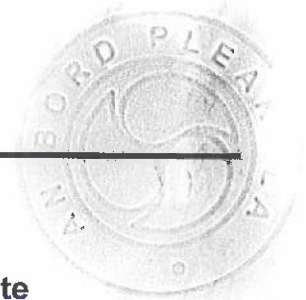
The overall floorspace of the unit is below the minimum required standard (45 square metres) for a self-contained one-bedroom apartment dwelling unit. The aggregate floor areas of the bedroom and combined kitchen/dining/living room are below the minimum required aggregate areas for such rooms as set out in Table 12.2 of the Fingal Development Plan 2017-2023 and Appendix 1 of the Ministerial Planning Guidelines on Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in December 2020. Accordingly, the development proposed to be retained would contravene materially Objective DMS24 of the Fingal Development Plan 2017-2023 and would be contrary to the Ministerial Guidelines issued to planning authorities under Section 28 of the Planning and Development Act 2000, as amended. It is considered that the development proposed to be retained would set an undesirable precedent for substandard residential development in this established residential area and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Peter Mullan**

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



Dated this 13<sup>th</sup> day of February, 2023