



An
Bord
Pleanála

Board Order
ABP-312870-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0650

Appeal by Geraldstown Woods Management Company Limited care of TODD Architects of The Old Barracks, 4A Lad Lane, Dublin against the decision made on the 31st day of January, 2022 by Fingal County Council to refuse permission.

Proposed Development: A new automated vehicular and pedestrian entrance gate with associated development signage, wall and railings and all associated siteworks at Geraldstown Woods, Santry Avenue, Dublin.

Decision

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



Reasons and Considerations

1. Through the creation of a gated community, the proposed development would limit opportunities for future permeability through the existing residential development, an outcome which is considered to be contrary to the design principles and requirements of the Design Manual for Urban Roads and Streets (DMURS), 2019 and could cause issues for service and emergency vehicles. In addition, the proposed development would be contrary to Policy Objective DMS32 of the Fingal Development Plan, 2017-2023, which seeks to prohibit proposals that would create a gated community, would impede the potential for connectivity and permeability in the future and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board noted the Inspector's concern in relation to the location of the existing entrance relative to the junction of Santry Avenue and the Ballymun Road and the insufficient information on file with respect to traffic movements on the site and access for visitor car parking is to be managed and the potential that the proposed development would endanger public safety by reason of a traffic hazard, however given that the Board had already decided to refuse the permission the Board did not consider this matter further.



3. The existing trees along the southern boundary to Santry Avenue provide a valuable contribution to the existing streetscape character. The applicant has failed to demonstrate that the ongoing viability of these trees will not be impacted by the proposed development. In this regard, the proposed development has the potential to negatively impact on the visual amenity of the appeal site and surrounds and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

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

Dated this *28th* day of *February*, 2023