



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22A/0039

APPEAL by Patrick Molloy care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 25th day of April, 2022 by Fingal County Council to refuse permission.

Proposed Development: A mixed-use commercial and residential building, four stories in total, on the existing vacant site located east of Ulster Bank. Uses of the building will be retail and related uses to the ground floor comprising of six retail shops facing onto the Main Street and/or to the laneway to the east. separate storage and bicycle area, together with internal bin storage room to the rear at ground floor level with access from the rear carpark area. Upper floors to be residential use with a total of 18 apartments, comprising of a mixture of nine one-bedroom units, eight two-bedroom units and one three bedroom unit, with internal stairwell and lift, accessed from the laneway to the east. Seven of the apartments will be duplex, cross over design. Balconies to all apartments which will face either south to the Main Street or east to the laneway to the side. No proposed balconies to the rear. The rear of the building at upper floor areas will comprise of bedroom accommodation only or living spaces with high level windows. Proposal to

include a roof garden area in two separate zones, set back from the building edge to screen views to adjoining properties. The development will consist of removal of the existing advertising sign on site and all existing boundary walls/palisade fence and a cessation of the use of the site as a temporary car park, as previously granted under application FW20A/0061. Works to include all associated site development works/hard landscaping/boundary treatments and services connections at a site to the east of Ulster Bank, Main Street, Blanchardstown, Dublin.

Decision

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

Reasons and Considerations

1. It is considered that the proposed development would result in a poor quality of residential amenity with regard to the design and layout of the residential units, particularly regarding access, egress and circulation arrangements. In addition, the staff welfare facilities in respect of the retail units have not been shown while commercial and residential waste storage are combined and there is no internal access to these facilities. The proposed development would, therefore, seriously injure the amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the limited size of the site and the layout of the ground floor of the proposed development, the location of the refuse store and bicycle store, which is reliant on occupants to access these areas outside of the site through a car park, where forward visibility from vehicles would be limited, it is considered that the proposed development would not provide for an adequate level of residential amenity and pedestrian and cyclist safety. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *23RD* day of *November* 2023.