



Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 15th day of August 2022 by Breffni Asset Holdings Limited care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Townparks, Swords, County Dublin.

Proposed Development comprises of the following:

1. The construction of 173 number residential units
 - 125 number three-bedroom dwelling units of 13,320.8 square metres,
 - 17 number four-bedroom dwelling units of 2,178.6 square metres,
 - 17 number senior living units of 1006.9 square metres,
 - 14 number duplex units of 1,244.6 square metres.
2. Provision of 358 number surface car parking spaces, including accessible spaces, electric vehicle charging points and 43 number bicycle parking spaces (18 number resident and visitor spaces for duplex units and 25 number spaces associated with supporting commercial development).
3. Provision of a two-storey mixed-use building of circa 656.96 square metres ground floor area providing for retail and commercial units, associated car and bicycle parking and a dedicated landscaped plaza.

4. The provision of a two-storey childcare facility of circa 567.7 square metres ground floor area with a with capacity for in the order of 102 number children with associated car and bicycle parking and dedicated secure open play area.
5. Provision of a two-storey community centre of circa 353.12 square metres ground floor area with associated car and bicycle parking and dedicated hard and soft landscaping areas.
6. Provision of Class 2 public open space of circa 22,670 square metres (22.41 % of residentially zoned area), communal open space of 540 square metres and Class 1 public open space of circa 4.91 hectare on adjoining RU "Rural" zoned lands forming a multifunctional biodiversity park.
7. Vehicular access to the development site will be via a new vehicular entrance on the R130 Road to the north and via two number new vehicular entrances on the L-7200-0 Road to be upgraded as part of this strategic housing development application.
8. Road widening and improvement works are also proposed to the existing road network bounding the subject site including the provision of circa 602.5 meters of pedestrian and cycleways.
9. Provision of internal roads and pathways, hard and soft landscaping and boundary treatments, pumping station, plant, solar panels, attenuation tank and related Sustainable Urban Drainage System measures, signage, public lighting and all associated site development and excavation works above and below ground necessary to facilitate the development. The total gross area of the proposed residential development is 17,750.9 square metres with a net residential density circa 17.47 units per hectare all located at Coolquay Common, The Ward, County Dublin.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

P.C

Reasons and Considerations

1. Having regard to the location of the proposed development in the rural village of Coolquay and to Regional Policy Objective 4.83 of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031, which seeks to 'support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the county development plans', to the related policy for villages in Section 2.8 (Settlement Strategy for the Metropolitan Area) of the Fingal Development plan 2017-2023 which states that 'villages (including Coolquay) will be managed to ensure these centres do not expand rapidly, putting pressure on services and the environment and creating the potential for unsustainable travel patterns' and Section 5.2 (Fingal's Rural Settlement Strategy) which states that 'future growth in commuter villages (including Coolquay) should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns', it is considered that the proposed development would be contrary to the settlement hierarchy set out in the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031 and the development plan policies for the area and, as such would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to National Policy Objective 33, which seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale relative to location, the proposed development is reliant on a wastewater pumping station to enable sewerage to be pumped by way of a new rising main to Coldwinters Wastewater Pump Station, some six kilometres south of Coolquay. It is considered that the length of this pumping distance is excessive and cannot be justified having regard to the existing population and the sustainable growth envisaged for the village and is otherwise considered an indication of the unsuitability of the proposed development for expansion of the scale proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this *16* day of *March* 2023