

An
Bord
Pleanála

Board Order ABP-314446-22

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 25th day of August 2022 by Kinvara Properties 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. Removal of an existing derelict structure of 134 square metres and the construction of 127 number residential units
 - 14 number two-bedroom dwelling units of 93 square metres,
 - 47 number three-bedroom dwelling units of 109 square metres,
 - Four number four-bedroom dwelling units of 145 square metres,
 - 31 number two-bedroom ground floor duplex units,
 - 31 number three-bedroom duplex units over, of 204 square metres).
2. Surface car parking (211 number spaces in total, including accessible spaces); car sharing provision; electric vehicle charging points; bicycle parking (long and short stay spaces for duplex) including visitor spaces; internal roads, pathways and cycle paths, including connections to adjoining lands; hard and soft landscaping and boundary treatments; temporary pumping station; plant; revised entrances and tie-in arrangements to Flemington Lane including new cycle lane and footpath; solar panels; attenuation tank and related Sustainable

Urban Drainage System measures; signage; public lighting; and all site development and excavation works above and below ground.

3. The development also includes a two storey creche of 528 square metres with nine number dedicated car parking including two number disabled persons spaces and secure open play space; public open space of 4,130 metres squared and communal open space of 681 square metres, provision of public open space in Zoned OS "Open Space" of 10,230 square metres including children's play area and public artwork,
4. Provision of a new access roadway from Flemington Lane and future road connection to adjoining lands to the south-eastern boundary and all associated site works, landscaping and boundary treatments to facilitate the development. The total gross area of the development is 13,869 square metres with a unit density of 37.4 units per hectare all located off Flemington Lane, approximately 150 metres east of the junction with Flemington Road and approximately four kilometres north-west of Balbriggan Town Centre all located at Flemington Lane, Balbriggan, County Dublin.

Decision

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

SM

Reasons and Considerations

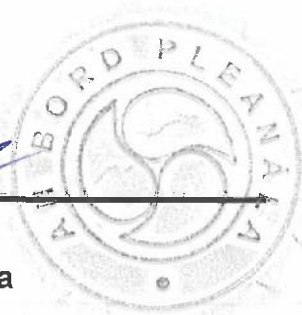
In coming to its decision, the Board had regard to the following:

In the absence of adequate pedestrian and bicycle infrastructure connecting the subject site to Balbriggan town centre and given the poor availability of public transport at this location, the proposed scheme would generate pedestrian and bicycle movements onto Flemington Lane, which, in the absence of pedestrian and bicycle paths along the extent of the lane, would endanger public safety by reason of traffic hazard. Without the aforementioned infrastructure, the proposed development would be largely car dependent and would, therefore, promote unsustainable transport modes which would be contrary to the provisions of Objective BALBRIGGAN 11 of the Fingal County Development Plan 2017-2023 and would, therefore, be contrary to the principles of proper planning and sustainable development.



Stephen Brophy

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



Dated this 2 day of March 2023