



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0467

APPEAL by Beechlawn Taverns Limited care of Downey Planning of 29 Merrion Square North, Dublin against the decision made on the 20th day of October, 2022 by Fingal County Council to refuse permission.

Proposed Development: Retention planning permission for a development
Retention permission is sought for the structure and use of an 83.5 square metres area for licensed premises use, which includes part enclosed beer garden/dining area and part semi-covered seating area all located at the southern side of the existing public house, the retention of the lean-to-wall canopy roofed with Perspex, 1,042 millimetres high wooden boundary wall facing onto Balgriffin Cottages road, soft landscaping, and all associated works. No works are proposed to the main building, all on lands to the south side of Balgriffin Inn public house on lands at the former Campion's Public House, Malahide Road, Balgriffin, County Dublin.



Decision

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

Reasons and Considerations

1. The development proposed to be retained represents a physical barrier to active pedestrian movement, connectivity and permeability, and obstructs sightlines from the car park to the rear of The Balgriffin Inn onto the adjoining estate road, thus creating an unsafe street contrary to CMO19, as it relates to accessibility, and CMP14, as it relates to permeable neighbourhoods, of the Fingal County Development Plan 2022-2028 and to the Design Manual for Urban Roads and Streets. Retention of this development would therefore endanger public safety by reason of a traffic hazard, or obstruction of road users, or otherwise.
2. In the absence of a final design for the junction of the East-West link road and the Malahide Road (R107), and having regard to its proximity to the appeal site, retention of this development would be premature pending the determination by the planning authority of a road layout for the area. Retention of this development would, therefore, be contrary to proper planning and sustainable development of the area.

3. The development proposed to be retained, being haphazard in design, with inappropriate materials and finishes, together with its prominent location in proximity to residential development, represents a visually incongruous, disorderly development which is seriously injurious to the visual amenities of the area. Retention of this development would, therefore, 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 *6TH* day of *December* 2023.