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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW20A/0058**

**WHEREAS** by Order dated the 15<sup>th</sup> day of December, 2020, An Bord Pleanála, under appeal reference number ABP-307889-20, granted subject to conditions a permission to Castleshore Investments Limited care of Tony Bamford Planning of Airport Hub, Furry Park, Swords Road, Santry, Dublin for development comprising the demolition of an existing residential unit and associated structures on the application site, and the development of a three and part four storey residential development, consisting of 25 apartments. The apartments will consist of four number one bed units, 19 number two bed units and two number three bed units. The wider development includes parking for 27 number cars and one number accessible parking bay and private and public cycle parking spaces; open space and communal open spaces; bin storage unit; secure cycle storage building; boundary treatment and landscaping; and all underground drainage and service infrastructure. It is proposed to widen the access point onto the Castleknock Road and regrade the driveway. The development includes all associated site development works, all at Glenmalure, Castleknock Road, Castleknock, Dublin:

*MH*

**AND WHEREAS** condition number 3 attached to the said permission required the developer to submit details regarding boundary treatments to the planning authority for written agreement, including a method statement indicating how individual treatments shall be constructed/provided without significantly impacting on the root systems or integrity of existing trees outside the site:

**AND WHEREAS** the developer and the planning authority failed to agree on the boundary treatment for the portion of the eastern site boundary that has an abuttal with the public open space area associated with the Castleknock Park residential estate:

**AND WHEREAS** the matter was referred by the developer to An Bord Pleanála on the 24<sup>th</sup> day of April 2023 for determination:

**AND WHEREAS** the Board is satisfied that the matter at issue is to determine the appropriate boundary treatment for the portion of the eastern site boundary that has an abuttal with the public open space area associated with the Castleknock Park residential estate:

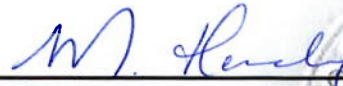
**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, and based on the Reasons and Considerations set out below, hereby determines that the use of a two metre high, 20 millimetre diameter round bar railing as originally proposed and permitted under appeal reference number ABP-307889-20 (planning register reference number FW20A/0058) is a suitable boundary treatment for the portion of the site which has an abuttal with the public open space area associated with Castleknock Park (that is, eastern boundary). The applicant shall construct the fence in accordance with the description of works and findings as detailed in the Arboricultural Commentary dated 19/09/2022, and the colour and finish of the fence shall be as shown on drawing titled, Boundary Type Plan, drawing reference number 105, boundary type H.

## Reasons and Considerations

Having regard to:

- (a) Section 34(5) of the Planning and Development Act 2000, as amended,
- (b) the submissions on file, and the planning history of the site, and
- (c) the report of the Inspector, having inspected the site and surrounding area,

the Board considered that, in the absence of agreement from the Local Authority, and having regard to the quality and design of the proposed boundary treatment and its location relative to an existing stand of trees on the adjoining site, that the use of a two metre high, 20 millimetre diameter round bar railing as originally proposed and permitted under appeal reference number ABP-307889-20 (planning register reference number FW20A/0058) is a suitable boundary treatment for the portion of the site with the public open space area associated with Castleknock Park (that is, eastern boundary). The Applicant shall construct the fence in accordance with the description of works and findings as detailed in the Arboricultural Commentary dated 19/09/2022, and the colour and finish of the fence shall be as shown on drawing titled, Boundary Type Plan, drawing reference number 105, boundary type H.



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**Mary Henchy**

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



Dated this *1<sup>st</sup>* day of *July* 2024.