

An  
Bord  
Pleanála

**Board Order**  
**ABP-317681-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0250**

**APPEAL** by Garvagh Homes Limited care of Manahan Town Planners, Town Planning Consultants of 38 Dawson Street, Dublin against the decision made on the 3<sup>rd</sup> day of July 2023 by Fingal County Council to refuse permission for the proposed development.


**Proposed Development:** The proposed development consists of the demolition of the existing bungalow and garage on a 0.2212 hectare site and the construction of a part three-storey and part four-storey building containing 22 number residential units comprising of the following: five number own door one-bedroom apartments, 12 number two-bedroom apartments, three number two-bedroom duplex units and two number three-bedroom duplex units. A new vehicular access and separate pedestrian access are proposed along Estuary Road. Car parking for 24 number cars and 56 number bicycle parking spaces are proposed to serve the development. Provision for communal and private amenity space, bin stores, plant rooms together with all associated site works, drainage, boundary treatments, tree planting and landscaping, all at a site at Larch Wood, Estuary Road, Malahide, County Dublin.

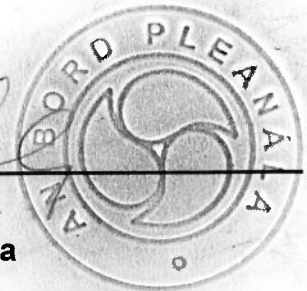
## Decision

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

## Reasons and Considerations

The proposed development, by reason of its design, scale, bulk, layout, and proximity to site boundaries, would be out of character with the existing development in the vicinity of the site. Furthermore, the Board is not satisfied that the proposed tree planting, as shown in the submitted documentation, would be viable due to conflicts with proposed site services and the narrowness of the planting areas. It was also considered that there were deficiencies in the provision of high-quality open spaces. The proposed development would, therefore, have unacceptable negative impacts on visual and residential amenities in the locality and would be contrary to the proper planning and sustainable development of the area.

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



**Dated this** 21<sup>st</sup> **day of** May **2025.**