

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0196

APPEAL by Rosnaree Property Limited care of BMA Planning of Taney Hall, Eglinton Terrace, Dundrum, Dublin against the decision made on the 21st day of August, 2023 by Fingal County Council to refuse permission.

Proposed Development: The development will consist of amalgamation of Units 601 and 602 (currently vacant) to provide a single unit of 323 square metres gross floor area for use as a health centre/clinic providing medical and health related services. Permission is also sought for associated elevational changes, tenant signage and all associated site and development works, at Units 601 and 602, Block V, The Charlestown Centre, Charlestown Place and Saint Margaret's Road, Charlestown, Dublin.

Decision

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

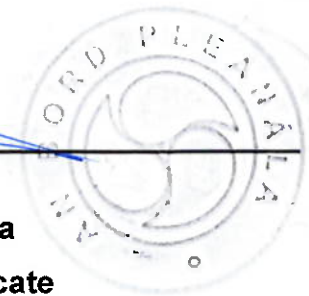
Reasons and Considerations

Having regard to the planning history of the site, in particular, the quantum of development, the permitted use of the existing unit as communal space to serve the overall development, and the extent of amenity space for residents, it is considered that the proposed change of use of the permitted internal communal residents' room would seriously injure the residential amenity of existing and future residents by reason of loss of amenity space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that protecting the amenity of existing and future residents was a core consideration.


Liam Bergin

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



Dated this 28th day of May 2024.