

An
Coimisiún
Pleanála

Commission Order
ABP-320519-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0218

Appeal by Patrick Molloy care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 15th day of July, 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of a mixed-use commercial and residential building, four stories in total on the existing vacant site. Uses of the building will be retail, medical and related uses to the ground floor, comprising of six separate retail shops facing onto the Main Street and/or the laneway to the east. Separate bicycle storage areas for staff and residential units together with separate internal bin storage rooms for the retail and residential elements to the rear at ground floor level with access from the rear carpark area and the internal residential stairwell area. Separate staff w.c. and shower / changing facilities at ground floor area. Upper floors to be residential use with a total of 15 number two-bedroomed apartments, (five on each of the three upper floors) with internal stairwell and lift, accessed from the laneway to the east. Balconies to all apartments, which will face either south to the Main Street or east to the laneway to the side. No proposed balconies to the rear. The rear of the building at upper floor areas will

comprise of bedroom accommodation only or living spaces with high level windows. Proposal to include a roof garden area, set back from the building edge to screen views to adjoining properties. The development will consist of removal of the existing advertising sign on site and all existing boundary walls/ palisade fence. Works to include all associated site development works, including 20 on street bicycle spaces and three number EV bicycle spaces/ hard landscaping / boundary treatments and services connections, all at site to the east of PTSB Bank, Main Street, Blanchardstown, Dublin.

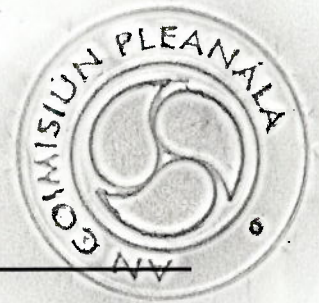
Decision

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

Reasons and Considerations

Having regard to Policy SPQHP5 (Quality Placemaking) of the Fingal County Development Plan 2023-2029 which aims, inter alia, to add quality to the places where we live, work, and recreate by integrating high quality design into every aspect of the plan, and Policy SPQHP35 (Quality of Residential Development) which aims, inter alia, to promote a high quality of design and layout in new residential developments ensuring high-quality living environments for all residents, and having regard to the overall design and layout of the proposed development, the proposed fenestration of apartments into void space and public lobby areas, and the quality of the welfare facilities and services for the proposed retail units, it is considered that the proposed development would constitute overdevelopment of the site, would constitute substandard accommodation for residents and staff and would not be in accordance with Policies SPQHP5 and SPQHP35 of the plan. 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 Commission noted the Inspector's suggested amendments to the apartment layouts, in order to resolve the concerns regarding internal fenestration on Apartments 2, 3, 7, 8, 12 and 13, and to the retail units to resolve the Commission's concerns regarding their operability, however, the Commission considered that in totality the proposed changes were material in extent and were too significant to be amended by condition, and that a full redesign would be preferable in the event of any future application for permission at the site.



Mary Gurrie
Mary Gurrie

Planning Commissioner of An Coimisiún
Pleanála

duly authorised to authenticate
the seal of the Commission.

Dated this 01 day of July 2025