



An
Bord
Pleanála

Board Order
ABP-321369-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0200E

APPEAL by Bartra Property (Castleknock) Limited care of Thornton O'Connor of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 4th day of July, 2024 by Fingal County Council to refuse permission.

Proposed Development: Demolition of the existing part one to part two number storey over partial basement vacant public house and restaurant building (1,243 square metres) and construction of a part three to part five number storey apartment block (5,156.5 square metres) comprising 56 number apartments (23 number one bedroom and 33 number two bedroom apartments) and communal internal amenity space. The development also consists of a pedestrian connection along the north-western boundary of the site from the Old Navan Road to the public park; seven number car-parking spaces (comprising three number car-club spaces and four number visitor spaces, one of which is an accessible space); two number delivery bays; bicycle and bin stores; emergency gate access to the western courtyard (north-west boundary); controlled resident access gate to the eastern courtyard; balconies and terraces; boundary treatments; hard and soft landscaping; plant; lift overrun; PV panels; substation; switch room; lighting; and all other associated site works above and below ground. Works are also

proposed to connect new foul and surface water pipes to the existing public network along Talbot Downs and to connect from the development to the existing watermain on Old Navan Road. The footpath and kerb is to be realigned at the proposed entrance off Old Navan Road and tree removal and replacement planting is proposed along the public park to the north and Talbot Downs to the west. The total site area including the development site, the infrastructural works and the tree removal and replanting measures 0.382 hectares, all at Brady's Public House, Old Navan Road, Castleknock, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the nature of the proposed development, and the location of the subject site in an established residential neighbourhood, it is considered that the very low level of on-site car parking proposed, and the absence of adequate proposals to address such under provision in the Mobility Management Plan submitted with the application and the appeal, would contravene Objective CMO32 (Car Parking Standards) of the Fingal County Development Plan 2023-2029. It is further considered that the absence of adequate on-site car parking provision would result in substandard residential amenity for future occupants of the development, would be likely to lead to overspill parking in the vicinity of the subject site, which, having regard to existing levels of on-street parking, and the pattern of development and uses in the vicinity, would be likely to result in congestion and obstruction of road users, which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the height, massing, bulk and design of the proposed development, and it's lack of a direct relationship with the public open space located immediately to the north-east of the subject site, it is considered that the proposed development fails to integrate with the established character of the area, which would be contrary to Policy SPQHP5 of the Fingal County Development Plan 2023-2029, which requires that new development adds quality by integrating high quality design and ensuring good quality accessible public realms, by ensuring development contributes to a positive sense of place, local distinctiveness and character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 15TH day of April 2025.