



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0248E

APPEAL by Brookhampton Limited care Majella Quinn of Purser, 20 Harcourt Street, Dublin against the decision made on the 29th day of July 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Construction of four number two-three-bedroom, one-two-storey terraced and detached dwelling houses with rear gardens (ranging in size from circa 104 square metres to circa 169 square metres Gross Floor Area each) minor relocation of the existing vehicular access on College Road; proposed internal access road; services provision; drainage works including Sustainable Urban Drainage Systems (SuDS); car parking (four number spaces); bin and bicycle storage, lighting, hard and soft landscaping and boundary treatment works; and all associated site excavation, infrastructural and site development works above and below ground, on a site of circa 0.13 hectares at lands located at The Elms, College Road, Castleknock, Dublin 15. The site is bounded: to the north by the rear gardens associated with the two-storey detached dwellings at numbers 5,6,7 and 8 Church Court and a two-storey vacant building (adjoining St Brigid's Well (Protected Structure RPS Number 764); to the south by the two-storey detached dwelling known as The Elms; to the east by College Road; and the west by the dormer bungalows at numbers 1 and 2 The Crescent.

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 nature, scale and form of the proposed development, specifically the disposition of proposed dwelling number 4, the absence within the application as lodged, of improvements to the public footpath to the front of the subject site which are considered important for the effective implementation of the overall development at this location, the consequence of such necessary footpath improvements in terms of the nature and form of private open space at dwelling number 4, which private open space would be considered to be substandard and to the lack of clarity within the application and appeal documentation as to the form and nature of the boundary wall to the public road at this location, noting that the established boundary wall fabric is considered an important element within an established Architectural Conservation Area, and having regard to the proposed layout which would give rise to a substandard and qualitatively deficient private amenity space serving proposed terrace dwelling number 3, it is considered that the proposed development would constitute a substandard form of residential development at this location and would seriously injure the amenities of prospective occupants of dwelling numbers 3 and 4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this  day of  2026