

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 8th day of March 2021 by Osh Ventures Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin 2.

Proposed Development comprises of the following:

1. Construction of a residential development of 198 number Build to Rent apartment units (120 number one-beds, 59 number two-beds and 19 number three-beds) in 8 number blocks (ranging in height from four/five to seven storeys in height) as follows:
 - Block A containing a total of 22 number apartments (16 number one-bed units, five number two-bed units and one number three-bed units) measuring four to five storeys in height with all apartments provided with private balconies or terraces.
 - Block B containing a total of 21 number apartments (11 number one-bed units, six number two-bed units and four number three-bed units) measuring five storeys in height with all apartments provided with private balconies or terraces.

- Block C containing a total of 27 number apartments (15 number one-bed units, eight number two-bed units and four number three-bed units) measuring six storeys in height with all apartments provided with private balconies or terraces.
 - Block D containing a total of 31 number apartments (15 number one-bed units, 10 number two-bed units and six number three-bed units) measuring seven storeys in height with all apartments provided with private balconies or terraces.
 - Block E containing a total of 37 number apartments comprising (27 number one-bed units and 10 number two-bed units) measuring seven storeys in height with all apartments provided with private balconies or terraces.
 - Block F containing a total of 31 number apartments comprising (23 number one-bed units and eight number two-bed units) being six storeys in height with all apartments provided with private balconies or terraces.
 - Block G containing a total of 11 number apartments comprising (three number one-bed units and eight number two-bed units) measuring five to six storeys in height with all apartments provided with private balconies or terraces.
 - Block H containing a total of 18 number apartments comprising (10 number one-bed units, four number two-bed units and four number three-bed units) measuring four to five storeys in height with all apartments provided with private balconies or terraces and
2. Internal and external refurbishment and alterations to the existing three storey Protected Structure (Former Clonsilla School – Record of Protected Structure Number 700) to allow for its change of use and conversion to provide a management office with ancillary community use for residents and
 3. Construction of one number childcare facility located within the ground and first floor levels of Block G.

A total of 100 number car parking spaces are proposed including 96 number spaces serving the proposed apartments, (32 number standard spaces at undercroft level at Blocks B to H, 58 number standard spaces at surface level at Blocks A, C, D, E, F and G and six number disabled spaces at undercroft level at Blocks B, D and F), three number spaces for the staff of the proposed childcare facility at undercroft level at Block G and one number car share space at surface level at the Old Schoolhouse.

A total of 392 number bicycle parking spaces are proposed, including 312 number spaces at undercroft levels and 80 number spaces at surface level.

Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, Electricity Supply Board substation, open space areas including playground, boundary treatments, internal roads and footpaths (including a Greenway Cycle Path), upgrade to existing access from Porterstown Road and all associated site works to facilitate the development all located at Old Schoolhouse Site (former Clonsilla School, Protected Structure Record of Protected Structure Number 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the location of the proposed development, within a 'highly sensitive landscape' designated in the Fingal County Development Plan 2017-2023 and adjacent to the Royal Canal, a proposed Natural Heritage Area and a Protected Structure, it is considered that the scale and positioning of the blocks directly over the canal bank and the removal of a significant amount of vegetation and trees along this area of the site would adversely alter the character of this location. The proposal would have a significantly negative impact on the Royal Canal which would be contrary to Objectives Clonsilla 3, Objective CH43, Objective NH34 and Objective NH36 of the Fingal County Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The granting of permission for the proposed development would be premature pending completion of further ecological assessments to allow a comprehensive evaluation of the impacts of the proposed development on flora, fauna and natural habitats, and in particular, the dry calcareous and neutral grassland (GS1) occurring on the development site, the Royal Canal proposed Natural Heritage Area, badger, protected under the Wildlife Acts 1976 to 2018, Daubenton's Bat and other bat species and otter, protected under the Habitats Directive (92/43/EEC).

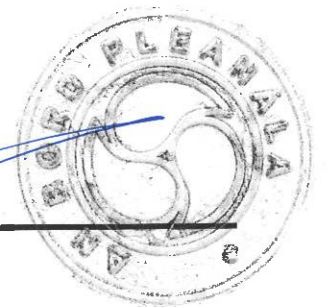


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *28th* day of *June*

2021