



## Board Direction

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**Ref: 06F.245813**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, February 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

1. The site is located in an area of high landscape value where a High Amenity Zoning (HA) objective has been applied in the Fingal Development Plan 2011–2017, which seeks to “protect and enhance high amenity areas”. Objectives HA01 and G139 also seeks to protect these highly sensitive and scenic locations from inappropriate development and to reinforce their character, distinctiveness and sense of place. The applicant has not sufficiently demonstrated an agricultural based need for the proposed development at this sensitive rural location. Furthermore, the applicant has not demonstrated that the proposed structure is used for agricultural purposes. In the absence of a demonstrated need for the structure and evidence of agriculture use, within its protected landscape setting, it is considered that the development proposed to be retained, would contravene the stated objectives of the Fingal County Development Plan in respect of High Amenity Areas and would therefore be inappropriate. Accordingly, the development would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the modified entrance serving the development is out of keeping with the predominantly rural character of the area, is visually incongruous in a designated high amenity landscape and if permitted, would seriously injure the visual amenities of its protected rural landscape setting. Accordingly, this aspect of the development proposed to be retained, would contravene the stated objectives of the Development Plan in respect of High Amenity Areas, and would, therefore, be contrary to the proper planning and development of the area.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup>, February 2016  
Paddy Keogh