



An
Bord
Pleanála

Board Direction
BD-000344-18
ABP-300822-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2018.

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

Reasons and Considerations

1. The site is zoned High Amenity in the Fingal County Development Plan 2017-2023, with an objective to protect and enhance high amenity areas. It is the policy of the Planning Authority, as set out in the Development Plan, to limit new housing development in the High Amenity area, to persons who have a defined essential housing need based on their involvement in farming or based on exceptional health circumstances (Objective RF32). The replacement or conversion of existing coastal chalets or seaside huts will also be considered in the High Amenity area, in exceptional circumstances, where the criteria set out in the Development Plan are met (Objective RF42). The Board is not satisfied on the basis of the details submitted with the application and appeal that there is an established residential use on the appeal site, that the applicant has a defined essential housing need based on their involvement in farming or based on exceptional health circumstances, or that the criteria for the replacement or conversion of existing coastal chalets and seaside huts, are met. It is, therefore, considered that the proposed development would contravene materially the zoning objective for the area and the policies set out in the Fingal County Development Plan 2017-2023 in relation to the protection of high amenity areas. The proposed development would

therefore be contrary to the proper planning and sustainable development of the area. 2. It is the policy of the Planning Authority, as set out in the Development Plan, to prohibit new development outside of urban areas, in coastal areas that are at risk from coastal erosion unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal (Objective DMS174). Furthermore, it is the policy of the Planning Authority, to prohibit development along the coast, outside existing urban areas, where such development could not be adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences (Objective NH61). The proposed development is situated in an area that is identified in the Fingal Development Plan 2017-2023 (Green Infrastructure Maps) as being at risk of coastal erosion and it is considered based on current conditions and future coastal erosion predictions that coastal protection measures would be required to avoid damage by the sea at this location in the future. It is, therefore, considered that the proposed development would contravene materially objective NH61 of the Fingal County Development Plan 2017-2023 in relation to development in areas that are at risk of coastal erosion. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/05/2018

Eugene Nixon