



An
Bord
Pleanála

Board Direction
BD-003711-19
ABP-304262-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th. August, 2019.

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 located in a rural area that is zoned Greenbelt in the Fingal Development Plan, 2017-2023, with an objective to "protect and provide for a Greenbelt". The Board is not satisfied on the basis of the information submitted with the planning application and the appeal that the development proposed to be retained is in compliance with the Development Plan zoning objective and that it would not represent a haphazard or piecemeal form of development within the Greenbelt zone. The scale of the development proposed to be retained and the haphazard nature of its location/positioning on site erodes the character of this greenbelt and would thus contravene materially the development objective for the area and would, therefore, be contrary to proper planning and sustainable development of the area.
2. The Board is not satisfied on the basis of the information submitted in relation to foul and surface water drainage and flood risk that the development proposed to be retained would not be prejudicial to public health or pose an unacceptable risk of environmental pollution. The development proposed to be

retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/08/2019

Terry Ó Niadh