



An
Bord
Pleanála

Board Direction
BD-006707-20
ABP-306955-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2020.

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

Reasons and Considerations

1. Having regard to the location of the proposed development in the rural village of Rowlestown and Regional Policy Objective 4.83 of the Regional Spatial and Economic Strategy for Eastern and Midlands Area 2019- 2031, which seeks to 'support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the county development plans' and the Fingal Development Plan 2017-23 policy for villages in S2.8, which states that 'villages will be managed to ensure these centres do not expand rapidly, putting pressure on services and the environment and creating the potential for unsustainable travel patterns' and Section 5.2 which states that 'future growth in commuter villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns', it is considered that the proposed development would be contrary to the settlement hierarchy set out in the Regional Spatial and Economic Strategy for the region and the Development Plan policies for the area and as such, would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the sensitive nature of the site and its location in the village of Rowlestown, its proximity to Rowlestown House, a protected structure, and its relationship to the Architectural Conservation Area, it is considered that the proposed development, by reason of layout and design, would seriously detract from the built heritage of the village and from Rowlestown House and the Architectural Conservation Area, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 13/10/2020

Terry Prendergast

Note : The Board also agreed with Objective SS02a of the Fingal County Development Plan which envisages that development will be permitted in principle on lands where there is a Local Area Plan or Masterplan in place and only when these lands are substantially developed will permission be granted for the development of lands without such a framework.