



An  
Bord  
Pleanála

**Board Direction**  
**BD-006630-20**  
**ABP-307320-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/10/2020.

The Board decided to make a split decision, generally in accordance with the Inspector's recommendation, and for the stated reasons and considerations, to

- (1) grant retention permission, for the following reasons and considerations and subject to the following conditions for works to the workshop, including the filling in of doors and windows to the west and north elevations; the removal of rooflights; new double doors to the south elevation; and all landscaping works and paths.

### **Reasons and Considerations (1)**

Having regard to the nature of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. The use of the building shall be for workshop and purposes ancillary to the use of the dwelling house.

**Reason:** In the interest of clarity.

and

- (2) refuse permission for the proposed change of use of the single storey workshop to a place of worship (186.5sq.m); relocation of the existing vehicular access off the public road to the north to form a new shared vehicular access that will serve the new place of worship and the existing dormer dwelling on site, associated car parking and new wastewater treatment system to serve both the existing house and place of worship as well as all ancillary service and other works required to facilitate the development.

### **Reasons and Considerations (2)**

The proposed change of use from a workshop associated with a dwellinghouse to a place of worship for a dispersed congregation in an unserviced rural area, distant from a settlement and not related to agriculture and rural related resources or for the benefit of the local community would be car dependent and lead to additional traffic generated on the narrow local road network and to traffic hazard where sightlines are deficient at the entrance and as such would contravene the 'RU' Rural zoning objective and Objective PM85 of the Fingal County Development Plan 2017-2023. It would set an undesirable precedent for such uses unrelated to the rural area, which are more suited to appropriately zoned and serviced land in an urban area and would be contrary to the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 05/10/2020

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John Connolly