



An
Bord
Pleanála

Board Direction
BD-006842-20
ABP-307495-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2020.

The Board decided to refuse retention 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 as Greenbelt in the Fingal County 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 for retention 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 development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal in relation to foul and surface water drainage and flood risk, that the development proposed for retention would not be prejudicial to public health or pose an unacceptable risk of environmental pollution. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/11/2020

Dave Walsh

Note: The Board also considered that, in the absence of more detailed information regarding the treatment and disposal of wastewater from the structure proposed for retention and across the wider site, the potential impacts of the development on the water quality of the Ward River, which is hydrologically connected to a number of European sites to the east, could not be fully assessed and in such circumstances, the Board was unable to rule out the likelihood of significant impacts on the conservation objectives of these European sites.