



An  
Bord  
Pleanála

**Board Direction**  
**BD-006716-20**  
**ABP-307719-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development would contravene a condition attached to an existing permission for development, (condition no. 3 of F05A/1172) and as such would be contrary to the proper planning and sustainable development of the area.
2. The subject site is zoned under Objective HA-High Amenity within the Fingal County Development Plan 2017-2023. The applicant has not demonstrated satisfactorily compliance with the Rural Housing Policy as set out within Table RF03 of the Fingal County Development Plan 2017-2023. The proposed development would therefore materially contravene the Objective RF31, Objective RF32 and Objective 34 of the current Development Plan.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the intent of the original granting of permission under F05A/1172 clearly linked the current and future use/occupancy of the caretaker's lodge to the parent apartment development complex on the grounds of the former Sutton Castle Hotel, and that it would be inappropriate to alter the terms of this condition, which might undermine this related use.

**Board Member**

**Date:** 16/10/2020

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Dave Walsh