

An  
Bord  
Pleanála

**Board Direction**  
**BD-011853-23**  
**ABP-312491-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2023.

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

### **Reasons and Considerations**

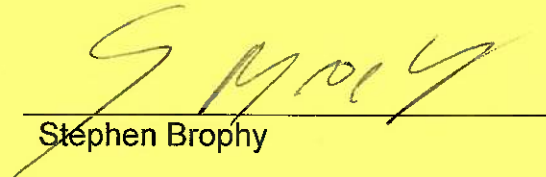
#### **1.0 Reasons and Considerations**

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 in response to 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 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.

The board also noted the planning history of the site, the submissions made in connection with the planning application and appeal that appear to suggest that the development sought under this application would facilitate and add to the consolidation and intensification of unauthorised structures and uses on site; however in the context of the above substantive reasons for refusal it was decided not to pursue this issue further at this time.

**Board Member**

  
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Stephen Brophy

**Date:** 06/03/2023