

An
Bord
Pleanála

Board Direction
BD-012410-23
ABP-312898-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/06/2023.

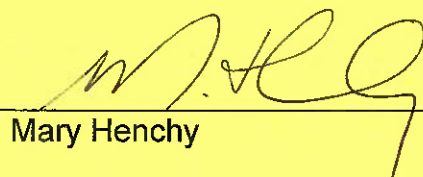
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development is contrary to the zoning objective in the Fingal County Development Plan 2023-2029, which requires an approved land use plan to be in place for the Rural Village of Rowlestown

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file and the requirements in the Fingal County Development Plan 2023-2029, particularly Chapter 3, Section 3.5.15.1 and Chapter 14, Section 14.12.1 and the zoning objective for the area, the zoning objective Rural Village is to; protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure. The Board considered it would be premature and contrary to the provisions of the Development Plan to grant planning permission for this site without an approved land use plan being in place to inform the scale, layout and chronology of development.

Board Member


Mary Henchy

Date: 12/06/2023