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**Board Direction**  
**BD-011790-23**  
**ABP-312941-22**

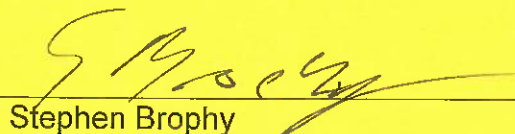
The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2023.

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

#### **Reasons and Considerations**

1. 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.

**Board Member**

  
Stephen Brophy

**Date:** 14/02/2023