



An
Bord
Pleanála

Board Direction
BD-011891-23
ABP-314360-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2023.

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

Reasons and Considerations

1. Having regard to the location of the proposed development in the rural village of Coolquay and to Regional Policy Objective 4.83 of the Regional Spatial and Economic Strategy for Eastern and Midland area 2019-2031, which seeks to 'support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the county development plans', to the related policy for villages in Section 2.8 (Settlement Strategy for the Metropolitan Area) of the Fingal Development plan 2017-2023 which states that 'villages (including Coolquay) will be managed to ensure these centres do not expand rapidly, putting pressure on services and the environment and creating the potential for unsustainable travel patterns' and Section 5.2 (Fingal's Rural Settlement Strategy) which states that 'future growth in commuter villages (including Coolquay) should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns', it is considered that the proposed development would be contrary to the settlement hierarchy set out in the regional Spatial and Economic Strategy for the region and the development plan policies for the area and, as such, would be contrary to the proper planning and sustainable development of the area.

2. Having regard to National Policy Objective 33, which seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale relative to location, the proposed development is reliant on a wastewater pumping station to enable sewerage to be pumped by way of a new rising main to Coldwinters Wastewater Pump Station, some six kilometres south of Coolquay. It is considered that the length of this pumping distance is excessive and cannot be justified having regard to the existing population and the sustainable growth envisaged for the village and is otherwise considered an indication of the unsuitability of the proposed development for expansion of the scale proposed. The proposed development would therefore be contrary to proper planning and sustainable development.

Board Member



Patricia Calleary

Date: 13/03/2023