

An
Bord
Pleanála

Board Direction
BD-014965-24
ABP-315373-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/01/2024.

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

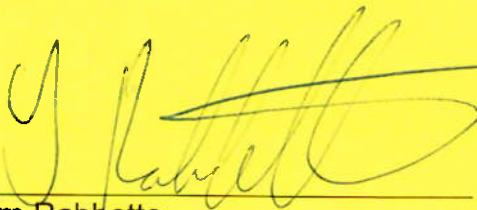
Reasons and Considerations

The proposed development would result in the establishment of a second separate residential dwelling on the application site in a rural area where the land use zoning objective is RU. It is an objective of the planning authority, as indicated in Objective SPQHO81 of the Fingal Development Plan 2023-2029, to permit new rural dwellings in areas which have zoning objective RU on suitable sites where the applicant meets the criteria set out in Table 3.5, this objective is considered reasonable. The applicant has failed to demonstrate compliance with the criteria as laid out in the said Table 3.5. The proposed development would therefore contravene Objective SPQHO81 and would be thus contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that 2 residential units (though associated/restricted by way of condition no. 8 of planning reg. ref. XA/1137) exist on the site and that the housing need of the two households is met under the extant planning permission pertaining to the site. In that regard, the Board agreed with the planning authority that the changes now sought to the planning permission pertaining to the units on the site were contrary to

the Rural Settlement Strategy and thus contrary to the proper planning and sustainable development of the area.

Board Member



Tom Rabbette

Date: 05/01/2024