

An
Bord
Pleanála

Board Direction
BD-015546-24
ABP-315777-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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

Reasons and Considerations

The proposed development would constitute ribbon development and as such would further contribute to and intensify existing ribbon development at this location. The proposal is considered to be contrary to Objective SPQHO53 of the Fingal Development Plan, 2023-2029 and the guidance set out in the "Sustainable Rural Housing, Guidelines for Planning Authorities" (DoEHLG 2005) relating to ribbon development and would therefore be contrary to the proper planning and sustainable development of the area.

Note 1

The Board shared the view of the Inspector and the Planning Authority that a relaxation of Objective SPQHO53 could not be considered on the basis that the subject site adjoins an existing house of a member of his/her immediate family having regard to the proposed connection between the sites as outlined in the documentation provided which the Board considered would not comprise an adjoining site.

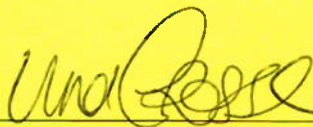
Note 2

The Fingal County Development Plan 2023-2029 was the applicable statutory plan in place at the date of the Board's decision. In this regard, the Board considered in full all relevant provisions of the statutory plan. In doing so, the Board recognised that at

the time of the decision of the planning authority, the Fingal County Development Plan 2017-2023 was in place. The Board noted that the relevant provisions of the current statutory plan as they would relate to the proposed development are comparable and no material issue arises therefrom. In overview therefore, the Board determined that the grounds of appeal and the material considerations arising therefrom, are not affected by or material to the relevant provisions of the current plan in any manner which of themselves are not materially different to the previous plan and which did not form part of the basis of the decision of the Board.

Board Direction to issue with Order

Board Member


Una Crosse

Date: 26/02/2024