

An
Bord
Pleanála

Board Direction
BD-015632-24
ABP-317159-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

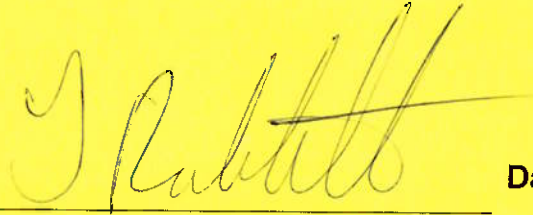
The Board decided to refuse permission and refuse retention permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Board considered that the remains of a former dwelling does not comprise substantial standing remains of a vernacular structure which are structurally capable of sustaining redevelopment as required under Table 14.26 of the Fingal Development Plan 2023 - 2029 and the associated objective DMSO190 for the purpose of the restoration and reuse of a vernacular dwelling. The Board further considered that so little remains of the original dwelling that it does not constitute a vernacular dwelling for the purposes of section 3.5.15.13 'Vernacular Buildings' of the Fingal Development Plan 2023-2029 and therefore the construction of a dwelling on the site must come within the Rural Settlement Strategy for housing in the countryside. In that regard, the site is located in an area where the land use zoning objective is GB- 'To protect and provide for a Greenbelt'. The applicant has failed to demonstrate that he meets the criteria of Table 3.5 of the said development plan and therefore the proposed dwelling, and the use of a portacabin for residential use, on the site would contravene Objective SPQHO81 and conflict with the GB land use zoning objective of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant retention permission for a portable cabin and temporary permission for the continued use of the portable cabin as a dwelling, the Board considered that the applicant did not satisfactorily demonstrated that he meets the criteria of Table 3.5 of the development plan.

Board Member



Date: 29/02/2024

Tom Rabbette