



An
Bord
Pleanála

Board Direction
BD-015554-24
ABP-317720-23

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

1. Having regard to the location of the site within 'Area Under Strong Urban Influence' as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the Fingal Development Plan 2023-2029, it is considered that, based on the lack of details on the file, the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located within a landscape classified as Coastal, which is categorised as being of exceptional landscape value and high landscape sensitivity in the Fingal County Development Plan 2023-2029. The proposed

development of a dwellinghouse at this location would be visually obtrusive and would erode the character of the area to an unacceptable level. The proposed development would materially contravene Objectives GINHO59 and DMSO41 of the Fingal County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located along a local road/laneway which is inadequate in width, alignment and structural conditions, and along which a new access is proposed to serve the site. Vehicular traffic would exit/enter the Skerries Road/ R128 Regional Road at an inadequate junction in terms of layout/surface treatment with inadequate sightlines for such a junction. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

Note: The Board noted that the appropriate assessment screening of the proposed development undertaken by the Inspector. The Board noted the absence of any consideration of the likely impact of the pony trekking enterprise as part of the appropriate assessment screening exercise, but in light of the substantive issues for refusal decided not to pursue this matter.

Board Member



Mary Cregg

Date: 17/04/2024