



**An
Bord
Pleanála**

**Board Direction
BD-015981-24
ABP-317770-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/04/2024.

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

Reasons and Considerations

Having regard to the physical nature and characteristics of the existing structure, detailed in the plans and particulars submitted with the application, it is considered that the proposed development relates to the replacement of an existing chalet with a permanent residential dwelling.

1. In the absence of sufficient documentary evidence which demonstrates that exceptional circumstances exist which warrant such development, to permit the development as proposed at this time would be contrary to the Fingal County Development Plan 2023-2029, policy SPQHP57, Objective SPQHO100 and specifically the requirement that to satisfy the requirements of Objective DMS047 that "It can be demonstrated that no impacts arise, including accumulative impacts, in relation to European Sites" and therefore would set an undesirable precedent for similar development of this type in the vicinity and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is in an area which is deemed to be at risk of coastal flooding (Flood Zone A and Flood Zone B), by reference to the current Fingal County Development Plan 2023-2029 and accompanying Strategic Flood Risk Assessment. Accordingly, in the absence of adequate information and analysis relating to the risk of flooding and appropriate mitigating measures to address any such risk, and the likely impacts of climate change, the proposed development if permitted, would be contrary to Objective DMSO212, Objective DMSO213 and DMSO215 of the Fingal County Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the existing character and the prevailing pattern of development and the site location, it is considered that the proposed development, by reason of its overall layout and its scale, height and design would be out of scale with its surroundings, would seriously detract from the character and appearance of the area. The proposed development would, therefore adversely effect the character of this area, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 04/04/2024