

An
Bord
Pleanála

Board Direction
BD-016473-24
ABP-317980-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2024.

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

Reasons and Considerations

1. The Board noted the appeal submission including the aerial photographs and concluded that the applicant had not substantiated the assertion that the existing use on site is a non-conforming use as defined in Section 13.3 of the Fingal County Development Plan 2023-2029.

Appendix 7 of the development plan provides Technical Guidance on what constitutes a Heavy Vehicle Park and the Board concurred with the planning authority that the proposed use could reasonably be considered to fall within this type of use.

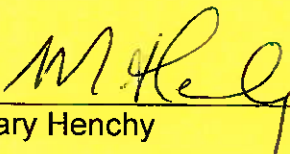
The Board also decided that the proposed use as a heavy vehicle park would materially contravene the Greenbelt zoning objective for this site in the development plan, which seeks to protect and provide for Greenbelt'. The proposed development also fails to accord with Objective SPQHO102 of the development plan which seeks to promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area. The proposed development, would, therefore contravene these objectives and would be contrary to the proper planning and sustainable development of the area.

2. The proposed removal of the existing roadside hedgerow and its replacement with a galvanised steel fence would introduce an incongruous boundary treatment which would fail to integrate with the established rural character of the area and, if permitted, would be detrimental to the visual amenities of the area. Furthermore, the proposal to remove the hedgerow would contravene Objective SPQH091 of the Fingal Development Plan 2023-2029 which in part seeks to ensure the retention of hedgerows. The proposed development would, therefore, contravene this objective, would be detrimental to the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

Note

The Board noted the matters raised by the Inspector regarding the proximity of the subject site to European Sites and the location of the stream that provided a potential pathway to these European sites. The Board considered this a new issue and having regard to the substantive reasons for refusal the Board decided not to include this as a reason for refusal. The applicant is advised that if a future application is made on this site this should be addressed.

Board Member



Mary Henchy

Date: 04/06/2024