



An
Bord
Pleanála

Board Direction
BD-016763-24
ABP-318660-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2024.

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 is situated in an area that is identified in the Fingal Development Plan 2023 - 2029 as being at risk of coastal erosion and it is considered based on current conditions and future coastal erosion predictions that coastal protection measures would be required to avoid damage by the sea at this location in the future. It is, therefore, considered that the proposed development does not accord with Objective DMSO163 and Objective GINHO75 set out in the Fingal County Development Plan 2023 – 2029 in relation to development in areas that are at risk of coastal erosion. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly

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Date: 20/06/2024

Note

In not accepting the Inspector's first and second recommended reasons for refusal, the Board noted the Inspector accepted the structure on site as a dwelling as

opposed to a chalet or seaside hut and, therefore, the requirements of Objective SPQHO100 and Objective DMSO47 did not appear applicable. Furthermore, the Board had regard to the reports received as part of the appeal and did not consider the design, scale, height and massing to be inappropriate to the site with reference to the local topographical context.