

An
Bord
Pleanála

Board Direction
BD-017920-24
ABP-318694-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2024.

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 location of the site of the proposed development within an area designated 'RU – Rural' in the Fingal County Development Plan 2023-2029 and in the absence of sufficient evidence to demonstrate compliance with the Fingal Rural Settlement Strategy – Rural Generated Housing Need, it is considered that, based on the information submitted with the planning application and the appeal, that the applicant has not sufficiently demonstrated compliance with the new rural housing criteria as outlined in Section 3.5.15.3 and Table 3.5 of the Fingal County Development Plan 2023 - 2029. The proposed development would therefore contravene Policy SPQHP46 and Policy SPQHO81 of the Fingal County Development Plan 2023 – 2029. Further, the proposed development would not accord with the maximum number of houses permitted for each zoning step as set out in Table 3.3 of the current Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 21/10/2024