

An  
Bord  
Pleanála

**Board Direction**  
**BD-016645-24**  
**ABP-318806-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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


### **Reasons and Considerations**

1. Having regard to the coastal location of the site of the development to be retained within an area designated 'RU', "Rural" in the Fingal Development Plan 2023-2029 and in the absence of sufficient evidence to demonstrate compliance with Objective SPQHO100 of the Plan in terms of the replacement/conversion of existing seasonal chalets and seaside huts by dwellings which can be resided in all the year round, it is considered that, based on the information submitted with the application and the appeal, that the applicant has not sufficiently demonstrated compliance with the requirements of Objective DMSO47 Fingal Development Plan. The development to be retained would be contrary to Objective SPQHO100 and Objective DMSO47 of the Fingal Development Plan 2023 – 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the Residential Standards for Housing as set out in Objective DMSO19 – 'New Residential Development' of the Fingal

Development Plan 2023 – 2029 and in particular the Quality Housing for Sustainable Communities Guidelines issued by the Dept of Environment, Heritage and Local Government in 2007, it is considered that the development proposed to be retained the development would not meet the required internal accommodation standards for a 3 bedroom dwelling. The proposed development would result in substandard accommodation giving rise to adverse impacts on the residential amenity of existing and future occupiers would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the site in close proximity to an area within 100m of a coastline at risk of coastal erosion, the applicant has failed to demonstrate that the development as proposed can be carried out without undue negative impacts on the vulnerable coastline or would exacerbate requirements for coastal defence works in the area over the lifetime of the development. The development proposed, therefore, would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Joe Boland

**Date:** 18/06/2024