

An
Bord
Pleanála

Board Direction
BD-017493-24
ABP-319220-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2024.

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

(The Board concurred with the Inspector's assessment with regards to the contravention of objectives IUO26 and DMSO210 of the Fingal County Development Plan 2023-2029 relating to safeguarding a 48 m wide riparian buffer, however, the Board considered that this may be a new issue and, given the substantive reason for refusal, decided not to pursue this issue in this instance.)

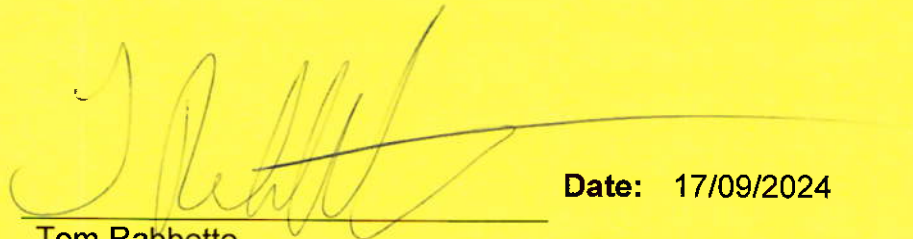
(Direction to issue with Order.)

Reasons and Considerations

The proposed development for a rural house on this restricted site, to be located behind a row of dwellings, in an area experiencing a significant level of rural housing pressure, would fundamentally alter the rural character of the area to a more low density suburban type of development and would introduce a development typology and 'back-land' type development pattern which would be contrary to the 'RU' Rural Zoning, the objective of which seeks to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built in cultural heritage'. The proposed development would seriously injury the rural landscape character of the area and would conflict the 'RU' zoning objective for the site and would be contrary to provisions of the Fingal County

Development Plan 2023-2029, namely policy SPQHP55 and objective SPQHO84 and would establish an unacceptable precedent in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Tom Rabbette

Date: 17/09/2024