



An
Bord
Pleanála

Board Direction
BD-019908-25
ABP-319423-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2025.

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: -

- (a) the location of the proposed development on a prominent site within a Coastal Landscape Character Area that is categorised by the Fingal County Development Plan 2023-2029 as having exceptional landscape value and to be highly sensitive to development, and the location of the site within the buffer zone of the Howth Special Amenity Area Order (SAAO),
- (b) the preserved views along Kilrock Road, Balcadden Road and from the East Pier of the harbour as set out in the development plan, and
- (c) Objective GINH058 which seeks to resist development which would interfere with the character of highly sensitive areas,

it is considered that the proposed development on an elevated site would result in an overly dominant feature, would be visually intrusive to the surrounding area and would represent an incongruous form of development compared to that which was granted permission under An Bord Pleanála appeal number ABP-307006-20 (planning register reference number F19A/0405) and would form an obtrusive and discordant feature in this highly sensitive and scenic coastal landscape. The proposed development would, therefore, be contrary to the stated objectives of the

Fingal County Council Development Plan, to the visual amenities of the area and to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 11/06/2025