



An
Bord
Pleanála

Board Direction
BD-017987-24
ABP-319665-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2024.

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 grounds of appeal, the reasons for refusal, the observation of a third party, the HA (High Amenity) zoning objective, which seeks to protect and enhance high amenity areas, the location of the development within the Howth SAAO designation, which, inter alia, seeks to protect its natural and cultural assets, including the characteristic heathland of the receiving landscape and the policy framework provided by the Fingal County Development Plan 2023-2029, it is considered that the development proposed to be retained comprising in part a subterranean covered structure elevating south with a floor area of 45 square metres would not be in accordance with the policy objectives of the Fingal county Development Plan 2023-2029 in particular Policy GINHP28 and Objective GINH067, would not be in accordance with the policy and objective of the Howth SAAO and would be out of character with the protected heathland, comprising maritime grass land in the vicinity of the site, by reason of introducing a man-made structure in to a natural landscape of distinctive character and would therefore, not be in accordance with the proper planning and sustainable development of the area.

Note

Given the substantial reasons for the refusal set out herein, the Board did not consider whether the Appropriate Assessment Screening was sufficiently detailed (or not) to screen out any requirement for a Natura Impact Statement.

Board Member


Declan Moore

Date: 25/10/2024