

An
Bord
Pleanála

Board Direction
BD-018017-24
ABP-319993-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2024.

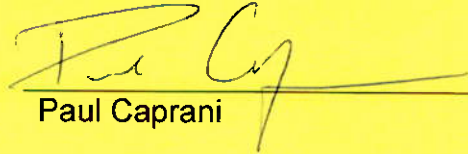
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is located within an area zoned 'HA' (High Amenity) and identified as a highly sensitive landscape in the Fingal Development Plan 2023 – 2029. The concrete area for which retention of planning permission is sought is incongruous by its urban nature and significant extent and scale and has, in combination with the existing development on the subject site, disproportionately eroded the natural landscape value of the area. The development in combination with adjoining development on site and in the vicinity of the site contributes to the erosion of the landscape character of the area. The proposed development does not therefore accord with the vision of the zoning objective in the development plan which seeks to protect to such highly sensitive and scenic locations from inappropriate development and to reinforce their character. Retention of the proposed hardstanding area therefore materially contravenes the 'HA' land use zoning objective and Objectives GINHO58, GINHO59 and GINHO67 of the Fingal Development Plan 2023-2029. The proposed development is, therefore,

contrary to the proper planning and sustainable development of the area.

Board Member


Paul Caprani

Date: 30/10/2024