



An
Bord
Pleanála

Board Direction
BD-018257-24
ABP-320267-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2024.

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

Reasons and Considerations

The site is subject to the High Amenity zoning objective, which seeks "To protect and enhance high amenity areas" in the Fingal Development Plan 2023-2029.

Having regard to the two (2 no.) existing dwellings within the family farm, there is insufficient information on file to conclude that the proposed dwelling would not exceed the limit of one (1 no.) incremental house on lands which are subject to High Amenity zoning objective, and would therefore be contrary to Objectives SPQHO73, SPQHO76, sections 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing), 3.5.15.4 (New Housing for Farm Families), and 14.12.7 (Development Management Standard for New Farm Families) of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/11/2024


Liam Bergin