

An
Bord
Pleanála

Board Direction BD-018561-24 ABP-320813-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2024.

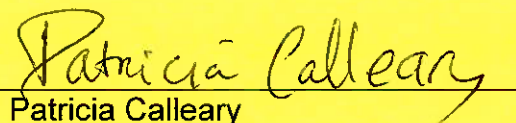
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site of the proposed development within an area designated 'RU – Rural' in the Fingal County Development Plan 2023-2029 and in the absence of sufficient evidence to demonstrate compliance with the Fingal Rural Settlement Strategy – Rural Generated Housing Need, it is considered that, based on the information submitted with the planning application and the appeal, that the applicant has not sufficiently demonstrated compliance with rural housing criteria as outlined in Section 3.5.15.3 and Table 3.5 of the development plan. The proposed development would therefore contravene Policy SPQHP46 and Objective DMSO44 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of documentary evidence of safe access and egress, including achievable sightlines, it is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional

traffic turning movements the development would generate on a substandard road at a point where sightlines are restricted in a west direction.

Board Member


Patricia Calleary

Date: 30/12/2024