



An
Bord
Pleanála

Board Direction
BD-018815-25
ABP-320940-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2025.

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 rural location of the subject site outside any designed settlement development boundary, the 'RU' - Rural zoning of the site, with an objective to *'protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'*, the zoning vision which in short seeks to *'protect and promote the value of the rural area of the County'* and, the requirement of the Fingal Development Plan 2023-2029 to assess proposed developments in terms of their contribution towards the achievement of this objective and vision where such a proposal is neither 'permitted in principle' nor 'not permitted'; the Board considered that it has not been demonstrated that it is essential for the proposed NCT Centre to be located on this site in the rural area and that the proposed development would not accord with the stated objective and vision for this site. The proposed development would, therefore, materially contravene the 'RU' zoning objective of

the Fingal County Development Plan 2017-2023 and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the information submitted, the Board was not satisfied that the First Party has demonstrated that the proposed development at this site, adjacent to residential properties, would not result in negative amenity impacts on the residential amenity of the neighbouring dwellings, particularly in relation to noise and lighting. The Board considered that the proposed NCT Centre development would negatively impact and detract from the rural amenities of this area by reason of its proposed on-site operations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed NCT Centre at this site would necessitate the generation of a significant volume of vehicular travel to and from the subject site which is located within a rural road network. The Board considered that insufficient information was provided in respect of the intensification of traffic/vehicular movements to this area, to satisfy the Board that the proposed development would not endanger public safety, by reason of traffic hazard, on account of the additional traffic and turning movements at the existing entrance in this rural setting.

Board Member


MaryRose McGovern

Date: 05/02/2025