



An
Bord
Pleanála

Board Direction
BD-019471-25
ABP-321008-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2025.

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

Reasons and Considerations

The development proposed to be retained is located within an area zoned 'HA' (High Amenity) which is identified as a highly sensitive landscape in the Fingal Development Plan 2023 – 2029 and on a section of road with the objective for the preservation and protection of views and prospects. The agricultural entrance proposed to be retained, by virtue of its scale, siting and configuration is intrusive and unsympathetic to the aforementioned surroundings and will therefore erode the rural landscape character of the area. The proposed development does not accord with the vision of the zoning of the site which seeks to protect such highly sensitive and scenic locations from inappropriate development and to reinforce their character. Retention of the proposed development therefore materially contravenes the 'HA' land use zoning objective and Objectives GINHO58, GINHO59 and GINHO67 and doesn't accord with DMSO100 and DMSO102 of the Fingal Development Plan 2023-2029. The development proposed to be retained is, therefore, contrary to the proper planning and sustainable development of the area.

Board Member


Emer Maughan

Date: 16/04/2025