

An
Bord
Pleanála

Board Direction
BD-019677-25
ABP-321646-25

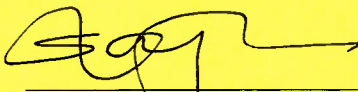
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2025.

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

Reasons and Considerations

Having regard to the location of the site on lands which are zoned for 'HA – High Amenity' as per Map Sheet 7 and Section 13.5 (Zoning Objectives, Vision and Use Classes) of the Fingal County Development Plan 2023-2029 and in an area where housing is restricted to persons demonstrating local need in accordance with Section 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing Need), Table 3.4, of the Fingal County Development Plan 2023-2029, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a dwelling at this location. The proposed development, in the absence of said housing need, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Emer Maughan

Date: 19/05/2025