

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0432

An Bord Pleanála Reference Number: PL 06F.245813

APPEAL by Ken O'Carroll care of Fingal Planning Consultants of Suite 7C, Balbriggan Street, Skerries, County Dublin against the decision made on the 2nd day of November, 2015 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of storage shed to store materials incidental to the use of lands for keeping horses at Belgee, Naul, County Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site is located in an area of high landscape value where a High Amenity Zoning (HA) objective has been applied in the Fingal Development Plan 2011–2017, which seeks to “protect and enhance high amenity areas”. Objectives HA01 and G139 also seek to protect these highly sensitive and scenic locations from inappropriate development and to reinforce their character, distinctiveness and sense of place. The applicant has not sufficiently demonstrated an agricultural based need for the proposed development at this sensitive rural location. Furthermore, the applicant has not demonstrated that the proposed structure is used for agricultural purposes. In the absence of a demonstrated need for the structure and evidence of agriculture use, within its protected landscape setting, it is considered that the development proposed to be retained, would contravene the stated objectives of the said Fingal Development Plan in respect of High Amenity Areas and would, therefore, be inappropriate. Accordingly, the development proposed for retention would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the modified entrance serving the development is out of keeping with the predominantly rural character of the area, is visually incongruous in a designated high amenity landscape and if permitted, would seriously injure the visual amenities of its protected rural landscape setting. Accordingly, this aspect of the development proposed to be retained, would contravene the stated objectives of the Fingal Development Plan 2011-2017 in respect of High Amenity Areas, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.