

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0585

An Bord Pleanála Reference Number: PL 06F.246299

APPEAL by Sinéad Murphy care of Horan DMC of Mountmellick, County Laois against the decision made on the 16th day of February, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a detached dwellinghouse, new site entrance, wastewater treatment system and all associated site works at Walshestown, Lusk, 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

The proposed development would be located within an attractive rural area which is zoned "HA" for High Amenity in the Fingal County Development Plan 2011-2017. This zoning objective seeks to "protect and enhance high amenity areas" and Objective RH07 seeks to "permit houses in areas with a zoning objective HA, only to those who have a defined essential housing need based on their involvement in farming or exceptional health circumstances." Notwithstanding the plans and particulars that were submitted with this application, the Board is not satisfied on the basis of the information provided that the applicant has demonstrated satisfactory compliance with Objective RH07. The proposed development would materially contravene Objective RH07 of the Fingal County Development Plan 2011-2017 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.