



An
Bord
Pleanála

Board Order
PL 06F.248542

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0122

Appeal by Sinéad McAuley of 49 Balrudeary Wood, Balrothery, Balbriggan, County Dublin against the decision made on the 25th day of April, 2017 by Fingal County Council to refuse permission.

Proposed Development: A dormer type dwelling, connection to existing water supply and installation of effluent disposal system to comply with current Environmental Protection Agency regulations and associated works at Hedgestown, Jordanstown, Lusk, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 application site is zoned 'RC – Rural Cluster' under the Fingal County Development Plan 2017-2023. This land use zoning objective seeks to “provide for small scale infill development serving local needs while maintaining the rural nature of the cluster”. Residential development is permitted on suitable sites on RC zoned land where the applicant has established a genuine rural-generated housing need in accordance with Objective RF20 of the Fingal County Development Plan 2017-2023. As the applicant’s family home is not located within an area of the County zoned rural, the proposed development would materially contravene Objective RF20 of the Fingal County Development Plan 2017-2023, and would materially contravene the RC land use zoning objective of the site and the rural settlement strategy. The proposed development 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 2017