



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19B/0020

APPEAL by Gerard McLeod care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 27th day of March, 2019 by Fingal County Council to refuse permission.

Proposed Development: (i) Retention of one number timber framed, timber clad ancillary residential structure (92 square metres) which sits behind existing dwelling and includes a television room, a games room, a bar, and toilet facilities, and which is used for recreational purposes by the applicant; and (ii) all associated works and landscaping at Willsboro Stables, Killeek Lane, Saint Margaret's, 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

1. The site is located in a rural area that is zoned Greenbelt in the Fingal Development Plan, 2017-2023, with an objective to “protect and provide for a Greenbelt”. The Board is not satisfied on the basis of the information submitted with the planning application and the appeal that the development proposed to be retained is in compliance with the Development Plan zoning objective and that it would not represent a haphazard or piecemeal form of development within the Greenbelt zone. The scale of the development proposed to be retained and the haphazard nature of its location/positioning on site erodes the character of this greenbelt and would thus contravene materially the development objective for the area and would, therefore, be contrary to proper planning and sustainable development of the area.

2. The Board is not satisfied on the basis of the information submitted in relation to foul and surface water drainage and flood risk that the development proposed to be retained would not be prejudicial to public health or pose an unacceptable risk of environmental pollution. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019