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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW19B/0103**

**APPEAL** by Maude Joyce care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 21<sup>st</sup> day of October, 2019 by Fingal County Council to refuse permission.

**Proposed Development:** Retention of existing single storey, playroom/study/home office/utility area with associated site works at The Cottage, Ward Lower, The Ward, 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 as 'Greenbelt' in the Fingal County 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 response in the appeal, that the development proposed for retention 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 development proposed for retention would, therefore, be contrary to the 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 for retention would not be prejudicial to public health or pose an unacceptable risk of environmental pollution. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020**