



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0498

APPEAL by Audrey Hanley and David Butler care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 5th day of December, 2019 by Fingal County Council to refuse permission.

Proposed Development: A proposed new entrance onto public road and vehicular access to existing dwellinghouse including all associated site development works at Ballymadrough, Donabate, 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. Having regard to Objective DMS126 of the Fingal Development Plan 2017-2023 as it relates to the need to avoid excessive numbers of individual entrances leading to premature obsolescence onto county/local roads, the development plan policy to share vehicular entrances where appropriate and to use existing entrances, avenues and driveways where possible, the existing vehicular access to the subject dwelling shared with the adjoining dwelling, it is considered that the proposal to develop a new separate entrance would be contrary to the objectives of the Fingal Development Plan 2017-2023 including Objective DMS126 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The subject site is zoned 'GB' Greenbelt in the Fingal Development Plan 2017 – 2023, the objective of which is to 'Protect and provide for a greenbelt'. The proposal would involve the development of an additional vehicular entrance on a rural road which already has a proliferation of such entrances. The proposed development would, therefore, seriously injure the visual amenities of the area and erode the character of this rural area.

3. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively seriously injure the visual and residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed new vehicular entrance and driveway would detract from the character and amenity of the surrounding rural landscape, would set an undesirable precedent for similar development, and would be contrary to the provisions of the Fingal Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.