



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0626

APPEAL by Lomardale Limited care of McGill Planning Limited of 45 Herbert Lane, Dublin against the decision made on the 21st day of February, 2020 by Fingal County Council to refuse permission.

Proposed Development: Residential development comprising 85 number three-four bed houses (13 number terraced, 52 number semi-detached, 20 number detached), accessed via existing access road and roundabout north of Rolestown National School. Provision of a creche (circa 150 square metres), open spaces (including new public park), parking areas and pedestrian/cycle connections. All associated site development works, landscaping and boundary treatments, and services provision in the Townland of Rowlestown West, Rowlestown, 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 the location of the proposed development in the rural village of Rowlestown and Regional Policy Objective 4.83 of the Regional Spatial and Economic Strategy for Eastern and Midlands Area 2019- 2031, which seeks to ‘support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the county development plans’ and the Fingal Development Plan 2017- 2023 policy for villages in S2.8 which states that ‘villages will be managed to ensure these centres do not expand rapidly, putting pressure on services and the environment and creating the potential for unsustainable travel patterns’ and Section 5.2 which states that ‘future growth in commuter villages should be curtailed or safeguarded so that they do not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns’, it is considered that the proposed development would be contrary to the settlement hierarchy set out in the Regional Spatial and Economic Strategy for the region and the Development Plan policies for the area and as such, would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the sensitive nature of the site and its location in the village of Rowlestown, its proximity to Rowlestown House, a protected structure, and its relationship to the Architectural Conservation Area, it is considered that the proposed development, by reason of layout and design, would seriously detract from the built heritage of the village and from Rowlestown House and the Architectural Conservation Area, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020