

An
Bord
Pleanála

Board Order
ABP-309135-21

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0505

APPEAL by Danhill Unlimited Company care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 8th day of December, 2020 by Fingal County Council to refuse permission.

Proposed Development: A development of 73 number houses and attendant site works on lands east of Rowlestown and situated between Iostáin Bhaile an Rólaigh and the Broadmeadow River, Lispopple, County Dublin. Further public notices were received by the planning authority on the 15th day of October, 2020.

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

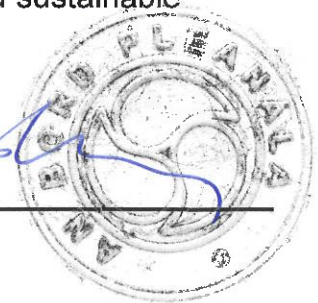
Having regard to the location of the proposed development in the rural village of Rowlestown and Regional Policy Objective 4.83 of the Regional Spatial and Economic Strategy for Eastern and Midlands Area 2019- 2031, which seeks to 'support the consolidation of the town and village network to ensure that 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.



John Connolly

Member of An Bord Pleanála

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



Dated this *28* day of *August* 2021.