

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0034

APPEAL by Rath Glade Limited care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 15th day of March, 2021 by Fingal County Council to refuse permission.

Proposed Development: Construction of 40 number two-storey houses (18 by three-bedroom, 17 by four-bedroom and five by five-bedroom houses), boundary treatments, car parking, a new access road from the R125, landscaping and all associated site development works. All at The Rath, Rowlestown, Swords, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

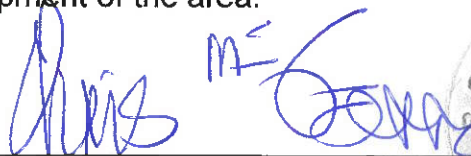
Matters Considered

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

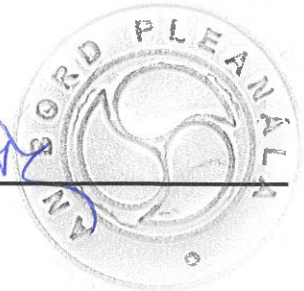
Having regard to the location of the proposed development in the rural village of Rowlestown and Regional Policy Objective 4.83 of the Regional Spatial and Economic Strategy for Eastern and Midlands Area 2019- 2031, which seeks to 'support the consolidation of the town and village network to ensure that 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 Section 2.8 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 would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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



Dated this 4th day of October 2021.

