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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW21B/0161**

**APPEAL** by Maude Joyce care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 9<sup>th</sup> day of December, 2021 by Fingal County Council to refuse permission for the development proposed to be retained.

**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 development for the reasons and considerations set out below.

## 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 appeal, that the development proposed to be retained would be 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 to be retained 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 to be retained would not be prejudicial to public health or pose an unacceptable risk of environmental pollution. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Stephen Brophy**

**Member of An Bord Pleanála**

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

Dated this *14* day of *March* 2023.