

An
Bord
Pleanála

Board Order ABP-312898-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0658

Appeal by SDR Site One Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin against the decision made on the 3rd day of February, 2022 by Fingal County Council to refuse permission.

Proposed Development: Mixed-use development comprising: 21 number two-storey houses (12 number three-beds and nine number four-beds; nine number detached, four number semi-detached, and eight number terraced) and nine number storage buildings (circa 13.25 square metres each). Partial demolition (circa 324 square metres) and redevelopment of the old national school building to provide a creche (circa 362 square metres) and a co-working space (circa 278 square metres). A farmers' market with circa 30 number external display pitches and a circa 120 square metres storage building. Renovation of the Mill Building (RPS 334) to provide a cultural museum (circa 147.2 square metres). Renovation of the Miller's House (RPS 334) to provide tea rooms (circa 142.3 square metres). Redevelopment of the Stable (RPS 334) to provide a restaurant/café (circa 234.7 square metres) and an outdoor seating area (circa 95 square metres). Demolition (circa 28.43 square metres) of the ruined Dairy Building (RPS 334). Construction of a garden centre with a covered glasshouse (circa 308 square metres). The proposal also includes new

public open spaces (including a riverside public park), provision of 92 number car parking spaces (42 number of which are provided within the curtilages of the proposed houses) and 40 number cycle parking spaces, all associated site development works, landscaping, and boundary treatments, bin stores, pedestrian/cycle/vehicular accesses, and services provision, including ESB substations, all on a site of circa 3.56 hectares located on lands at the Old Rowlestown National School and the Killossery Mill Complex and House (RPS 334) in the townlands of Killossery, Newbarn and Rowlestown West, Rowlestown, Swords, County Dublin. The proposed development is located within an Architectural Conservation Area and includes works to a protected structure (Killossery Mill Complex and House RPS 334).

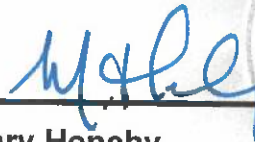
Decision

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

Reasons and Considerations

The proposed development would be contrary to the zoning objective for the area, 'RV' Rural Village, as set out in the Fingal County Development Plan 2023-2029, which requires that an approved land use plan be in place for the rural village of Rowlestown. The proposed development would be premature pending the making of an approved land use plan, would conflict with the zoning objective of the area as set out in the development plan, and would, therefore, 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 the totality of the file and the requirements set out in the Fingal County Development Plan 2023-2029, particularly Chapter 3, Section 3.5.15.1 (Rural Villages) and Chapter 14, Section 14.12.1 (Design Criteria for Rural Villages and Rural Clusters), and the zoning objective for the area, 'RV' Rural Village which is to 'Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure'. The Board considered that it would be premature and contrary to the provisions of the development plan for the area to grant planning permission for this site without an approved land use plan being in place to inform the scale, layout and chronology of development.



Mary Henchy

Member of An Bord Pleanála

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

Dated this *20* day of *June* 2023.