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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0682**

**APPEAL** by Sutton Castle Developments Limited care of Downey Planning of 29 Merrion Square, Dublin against the decision made on the 7<sup>th</sup> day of February, 2022 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Omit condition 3 attached to the permission granted under planning register reference number F05A/1172 to permit residential use in lieu of caretaker, storage or similar use at the existing single storey, detached, one-bedroom lodge building at Sutton Castle, Red Rock, Sutton, Dublin (a Protected Structure).

**Decision**

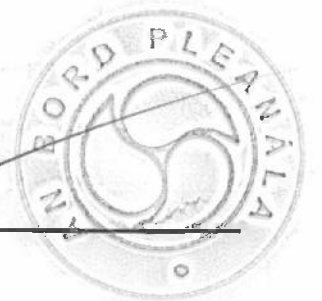
**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. The proposed development would contravene a condition attached to an existing permission for development (condition number 3 of planning register reference number F05A/1172). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The subject site is zoned under Objective HA - High Amenity in the Fingal County Development Plan 2017-2023. It is considered that the applicant has not demonstrated satisfactory compliance with the Rural Housing Policy as set out in Table RF03 of the Fingal County Development Plan 2017-2023. The proposed development would materially contravene Objective RF31, Objective RF32 and Objective RF34 of the Fingal County Development Plan 2017-2023 and 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 17 day of Feb 2023.