



An
Bord
Pleanála

Board Order
ABP-313695-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0273

Appeal by Gannon Properties care of Conroy Crowe Kelly Architects and Urban Designers of 65 Merrion Square, Dublin against the decision made on the 5th day of May, 2022 by Fingal County Council to refuse permission.

Proposed Development: A circa 457-metre-long extension to an existing 2.5-metre-high boundary wall, and all associated works at lands in the townland of Mooretown, Swords, County Dublin.

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 green belt zoning objective (GB) applicable to the site 'to protect and provide for a greenbelt' and would not provide an appropriate transition between the urban and rural environment. Furthermore, by reason of its extensive length, height and design, in conjunction with the existing boundary wall, the proposed boundary wall would create an overbearing and visually obtrusive feature in the landscape for the future residents of Mooretown, would impede the movement of native wildlife and would have a negative effect on the landscape character and appearance of the greenbelt and surrounding area. The proposed development would be contrary to Objectives SPQH091 and DMSO128, as well as policies SPQHP49, SPQHO91, GINHP8 and GINHP21, of the Fingal County Development Plan 2023-2029 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, in particular, that the existing hedgerow serves as an important ecological corridor that allows for the movement of wildlife through the landscape and that the proposed development of a 2.5-metre-high wall would obstruct permeability and connectivity to the surrounding landscape for such wildlife. The Board was also of the view that an alternative boundary treatment might be possible in any future proposal.



Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 12TH day of December 2023.