



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0528

APPEAL by Joe McKenna care of Michael Halligan of Seapoint House, Balbriggan, County Dublin against the decision made on the 23rd day of November, 2022 by Fingal County Council to refuse permission.

Proposed Development: Planning permission is sought to divide existing detached dwelling and create two number semi-detached dwellings, two number wastewater treatment systems, SuDS drainage and all associated site works; all at Meadowfield, Golf Links Road, Skerries, County Dublin.

Decision

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

Reasons and Considerations

The proposed development would result in the establishment of a second separate residential dwelling on the application site in a rural area for which the land use zoning objective is RU as set out in the Fingal Development Plan. It is an objective of the planning authority, as set out under Objective

SPQHO81 of the Fingal Development Plan 2023-2029, to permit new rural dwellings in areas which have zoning objective RU on suitable sites where the applicant meets the criteria set out in Table 3.5. This objective is considered reasonable. The applicant has failed to demonstrate compliance with the criteria as laid out in the said Table 3.5 of the Development Plan. The proposed development would, therefore, contravene Objective SPQHO81 and would 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 noted that two residential units (though associated/restricted by way of condition number 8 of planning register reference number XA/1137) exist on the site and that the housing need of the two households is met under the extant planning permission pertaining to the site. In that regard, the Board agreed with the planning authority that the changes now sought to the planning permission pertaining to the units on the site were contrary to the rural settlement strategy and thus contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 10th day of Jan. 2024.