

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

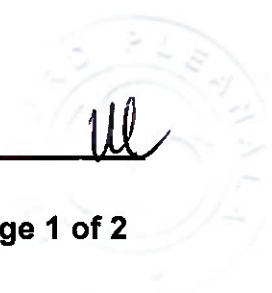
Planning Register Reference Number: F22A/0633

APPEAL by Adam Rogers care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, North Street, Swords, County Dublin against the decision made on the 16th day of January, 2023 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The construction of single storey, three number bed, detached dwelling (185.4 square metres), new vehicular access onto the R122, within curtilage parking, new proprietary onsite wastewater treatment system with percolation area and all associated site works necessary to facilitate the development at Weston, Naul, 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 constitute ribbon development and as such would further contribute to and intensify existing ribbon development at this location. The proposed development would be contrary to Objective SPQHO53 of the Fingal Development Plan 2023-2029 and the guidance set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” (issued by the Department of the Environment, Heritage and Local Government in 2005) relating to ribbon development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

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

Dated this *27th* day of *February* 2024.