



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0676

APPEAL by Naul Road Development Limited care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 3rd day of February, 2023 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The provision of one number single storey storage shed, local alteration to existing boundary walls, landscaping, soakpit, SuDS and all associated site and other works at The Grange, Ballyboughal, Fingal, County Dublin.

Decision

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

P.C.

Reasons and Considerations

Having regard to the location of the site on the outskirts of Ballyboughal Village, the policies and objectives of the Fingal County Development Plan 2023-2029 in relation to rural villages including Objective SPQHO56 and the land use zoning as RV, Rural Village where it is an objective to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage', the nature, location and extent of the proposed development and the established character and pattern of development in the vicinity of the site, it is considered that the proposed development of a storage shed at this location would not be in accordance with the provisions of the Fingal County Development Plan 2023-2029. Accordingly, the proposed development would not be in accordance with the proper planning and sustainable development of the area.

Patricia Calleary

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Member of An Bord Pleanála

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

Dated this *25* day of *July* 2023.