

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

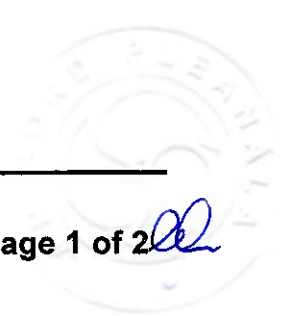
Planning Register Reference Number: F23A/0340

APPEAL by Bellvue Properties Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 8th day of August, 2023 by Fingal County Council to refuse permission.

Proposed Development: Demolition of existing disused garage canopy, decommissioning of underground fuel tanks and associated equipment, alterations to existing site entrance, new site access road, construction of six number two-storey detached houses (four number houses of 177 square metres, two number houses of 179 square metres), new boundary wall along public road R125, associated landscaping, utilities and site work at The Rath, Sandyhill, Rolestown, County Dublin.

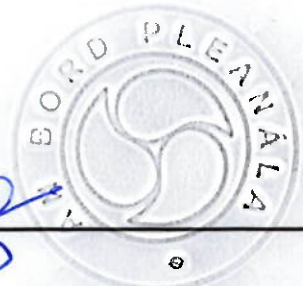

Decision

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



Reasons and Considerations

The proposed development would be contrary to the zoning objective for the area 'RV' (Rural Village) as set out in the Fingal County Development Plan 2023-2029, which requires that an approved land use plan be in place for the rural village of Rowlestown. The proposed development would be premature pending the making of an approved land use plan, would conflict with the zoning objective for the area as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this *20th* day of *May* 2024