



An
Bord
Pleanála

Board Order
ABP-318660-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0570

APPEAL by Brian, Catriona and Jane McCullough care of Milligan Reside Larkin Architects of 12 Lower Hatch Street, Dublin against the decision made on the 14th day of November, 2023 by Fingal County Council to refuse permission.

Proposed Development: The extension and renovation of the existing dwelling including ancillary site works along with the replacement of an existing septic tank with a proprietary wastewater treatment system, Shell Cottage, Beach Lane, Portrane, 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 is situated in an area that is identified in the Fingal Development Plan 2023-2029 as being at risk of coastal erosion and it is considered, based on current conditions and future coastal erosion predictions, that coastal protection measures would be required to avoid damage by the sea at this location in the future. It is, therefore, considered that the proposed development does not accord with Objective DMSO163 and Objective GINHO75 set out in the Fingal County Development Plan 2023 – 2029 in relation to development in areas that are at risk of coastal erosion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Member of An Bord Pleanála

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

Dated this *9th* day of *July*, 2024.