

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0705

APPEAL by Bernadette Hamilton care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 23rd day of January, 2024 by Fingal County Council to refuse permission for the proposed development.


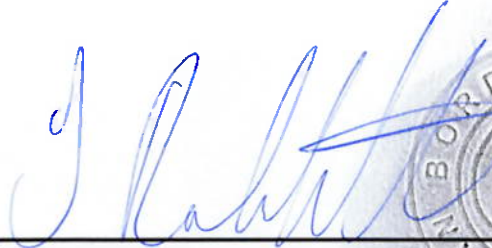
Proposed Development: Construction of a single storey dwelling, garage structure, permeable paving, site walls and entrance gate, driveway, soakpit, wastewater treatment plant with polishing filter, landscaping, SuDS and all associated site and other works, at Knightstown, Ballyboughal, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the location of the site of the proposed development within an area designated 'RU – Rural' in the Fingal County Development Plan 2023-2029 and in the absence of sufficient evidence to demonstrate compliance with the Fingal Rural Settlement Strategy – Rural Generated Housing Need, it is considered that, based on the information submitted with the planning application and the appeal, that the applicant has not sufficiently demonstrated compliance with the new rural housing criteria as outlined in Section 3.5.15.3 and Table 3.5 of the development plan. The proposed development would, therefore, contravene Policy SPQHP46 of the Fingal County Development Plan 2023 – 2029 and would be 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

13th

day of

Sept.

2024