

An
Bord
Pleanála

Board Order ABP-320267-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0413E

Appeal by Daragh Shanahan care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, Northern Ireland against the decision made on the 1st day of July, 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of bungalow dwelling, to include the installation of a proprietary effluent treatment system and percolation area. The development will include ancillary site development, drainage and landscape works, the proposed boundary treatment to consist of timber fencing, hedgerow and trees native to the area. Works will also include for provision of a new vehicular access from the public road and all associated site works all at Newtown, Garristown, County Dublin.

Decision

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

Reasons and Considerations

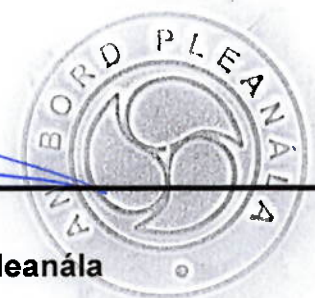
The site is subject to the High Amenity zoning objective, which seeks “To protect and enhance high amenity areas” in the Fingal Development Plan 2023-2029. Having regard to the two number existing dwellings within the family farm, there is insufficient information on file to conclude that the proposed dwelling would not exceed the limit of one number incremental house on lands which are subject to High Amenity zoning objective, and would therefore be contrary to Objectives SPQHO73, SPQHO76, Sections 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing), 3.5.15.4 (New Housing for Farm Families), and 14.12.7 (Development Management Standard for New Farm Families) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

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



Dated this 19th day of November 2024.