

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0580E

APPEAL by Kazimierz Andrzej Onuch care of Roger Bell, Bell Associates of Executive House, Whitestown Road, Rush, County Dublin against the decision made on the 20th day of August 2024, by Fingal County Council, to refuse permission.

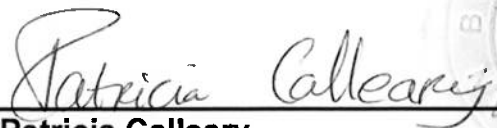
Proposed Development: Planning permission is sought for: (1) Removal of portion of existing outhouses; (2) Construction of single-storey detached dwelling house to include connection to existing septic tank and percolation area and associated site works, Ballaghstown, Lusk, County Dublin.

Decision

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

Reasons and Considerations

1. 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 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 and Objective DMSO44 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of documentary evidence of safe access and egress, including achievable sightlines, it is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate on a substandard road at a point where sightlines are restricted in a west direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 02 day of January 2025.