

An
Bord
Pleanála

Board Order

ABP-321008-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0306E

Appeal by Steven McEleney care of Purser Development Consultants Limited of 20 Harcourt Street, Dublin against the decision made on the 11th day of September, 2024 by Fingal County Council to refuse permission.

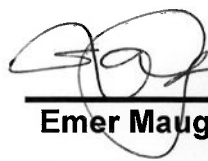
Proposed Development: Retention of one number agricultural entrance (including an agricultural gate and stone clad piers and walls) and for all other associated site excavation, infrastructural and site development works above and below ground, all on a site of circa 0.004 hectares on lands located at Ounavarra, Clonee Road, Lucan, County Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

The development proposed to be retained is located within an area zoned 'HA' (High Amenity) and which is identified as a highly sensitive landscape in the Fingal Development Plan 2023-2029, and on a section of road with the objective for the preservation and protection of views and prospects. It is considered that, by reason of its scale, siting and configuration, the development proposed to be retained would be intrusive and unsympathetic to the aforementioned surroundings and would, therefore, erode the rural landscape character of the area. The development proposed to be retained would be contrary to the vision of the zoning of the site, which seeks to protect such highly sensitive and scenic locations from inappropriate development and to reinforce their character. The development proposed to be retained would materially contravene the 'HA' land use zoning objective and Objectives GINHO58 (Sensitive Areas), GINHO59 (Development and Sensitive Areas) and GINHO67 (Development and High Amenity Areas) of the Fingal Development Plan 2023-2029 and would also be contrary to Development Management Standards DMS0100 (Agricultural Buildings) and DMS0102 (Assessment of Agricultural Development) of the development plan. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Member of An Bord Pleanála

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

Dated this 16th day of April 2025.