

An
Bord
Pleanála

Board Order
ABP-321646-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0926

APPEAL by Mark Whelan and Camille Bleytou care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 9th day of December, 2024 by Fingal County Council to refuse permission.

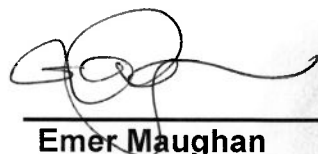
Proposed Development: 1. Integration at ground floor level of the existing residential entrance hall, cloak room, living area and boiler with existing stables and feed room, to be converted to kitchen, living and study areas. 2. Alterations at first-floor level of existing residential accommodation comprising bed/living, kitchen, bathroom and storage areas, to provide two number bedrooms, one number bathroom, (one number en-suite), and a rear roof, dormer extension. 3. New on-site Wastewater Treatment Plant (WWTP). 4. All associated site works at Newport Farm, Ballymadrough, Donabate, 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 on lands which are zoned 'HA – High Amenity' as per Map Sheet 7 and Section 13.5 (Zoning Objectives, Vision and Use Classes) of the Fingal County Development Plan 2023-2029 and in an area where housing is restricted to persons demonstrating local need in accordance with Section 3.5.15.3 (Fingal Rural Settlement Strategy Rural Generated Housing Need), Table 3.4, of the Fingal County Development Plan 2023-2029, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a dwelling at this location. The proposed development, in the absence of the said housing need, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development 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 19th day of May 2025