



Board Direction

Ref: 06S.241613

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th, June 2013.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the by the Department of the Environment, Heritage and Local Government in April 2005 and to the planning authority rural housing policy as set out in the South Dublin County Council Development Plan 2010 – 2016, it is considered that the applicants have not demonstrated their need for a dwelling at this particular location. The Board is not satisfied that the proposed dwelling is needed in order to progress the proposed horticultural business. In this regard, it is considered that the applicants have not demonstrated that they comply with all of the criteria set out under Policy H32 of the South Dublin County Development Plan 2010 – 2016 for a dwelling at this location. The proposed development would, therefore, materially contravene the zoning objective for the area and rural housing policies as set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 13th, June 2013
Paddy Keogh

Note:

The Board had concern concerns relating to the proposed provision of a potted plant area on top of the proposed effluent treatment plant percolation area which might compromise the percolation potential of this area. However, the Board considered that this might constitute a new issue in the context of the appeal and having regard to the substantive reason for refusal decided not to pursue this matter further.

[Please issue a copy of Board Direction with Board Order]