



Board Direction

Ref: PL06D.245713

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 16th, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. It is an objective of the planning authority as set out in the Dun Laoghaire Rathdown County Development Plan 2010 to 2016 to protect and encourage the enjoyment of views and prospects of special amenity value or special interest. The views from Ballyedmonduff Road are designated for protection in the plan. The proposed development, because of its scale and prominence in the landscape, loss of existing roadside boundary and the proposed access road would be visually prominent in views from Ballyedmonduff Road, would not integrate with the landscape and would, therefore, materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located in an area designated as a rural area under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government 2005) and zoned G 'to protect and improve high amenity areas' in the Dun Laoghaire County Development Plan 2010 to 2016. National and local policy seeks to restrict housing in unserviced rural areas to applicants who have demonstrated a genuine need to live in such areas. Having regard to the lack of information regarding the full extent of the agricultural holding, including a map showing all plots and associated details in respect of the farm's full planning history, the Board is not satisfied that the applicant has demonstrated a rural housing need in respect of the subject site. The development proposed on the subject site would consolidate a pattern of urban sprawl and would lead to demands for the uneconomic provision of public services in an unserviced rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: February 22nd, 2016

Nicholas Mulcahy