



Board Direction

Ref: PL06D.245863

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 19th 2016.

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

1. 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 issued by the Department of Environment, Heritage and Local Government in 2005 and zoned G 'to protect and improve high amenity areas' in the Dún Laoghaire-Rathdown County Council 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. 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.

2. 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 would result in the introduction of further residential development into the protected views and would further erode the quality of those views. The development 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

Board Member: _____ Date: 19th May 2016
Paul Hyde