



Board Direction

Ref: PL06F.247265

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 18th, 2017.

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. The application site is zoned 'RU-Rural' in the Fingal County Development Plan 2011-2017. Under the RU zoning objective, single house residential development is only permitted where the applicant can demonstrate compliance with the Rural Settlement Strategy, as set out in the County Development Plan 2011-2017. Objective RH19 requires that new dwellings in the rural area of the County be sited at a location in close proximity to the family home. Where such an arrangement is clearly demonstrated not to be available, the new dwelling is permitted to be located on an alternative site which is within 2km from the family home. In this instance, the family home is located approximately 3.8km to the north, or over 5km by the most direct local road route, from the proposed dwelling. The proposed development would, therefore, contravene materially Objective RH19 of the Fingal County Development Plan 2011-2017, and would set an undesirable precedent for other future similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site's location within an area under strong urban influence in the Sustainable Rural Housing Guidelines, to the site's location within an area identified by the Environmental Protection Area as being at high risk from domestic waste water and to the pattern of development in the area, it is considered that the proposed development would give rise to an over proliferation of houses dependent on on-site waste water treatment systems which would be prejudicial to public health, would contribute to the suburbanisation of

a rural area, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: January 24th, 2017
Nicholas Mulcahy