



An  
Bord  
Pleanála

**Board Direction**  
**PL27.247511**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 15<sup>th</sup>, 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site is located in a rural area under strong urban influence, as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and in Settlement Strategy Level 10 – Open Countryside as set out in the current Development Plan where housing is restricted to persons demonstrating local need in accordance with rural housing policy HD21 of the Plan. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a rural house at this location and the inefficient provision of public services and infrastructure, would materially contravene the provisions of the Guidelines and of the Development Plan, and would, therefore, be contrary to the proper planning and development of the area.
2. The development site is located within the Study Area for the N81 Tallaght to Hollywood Road Improvement Scheme. The proposed development would be premature pending the completion of the planning process and design and completion of the N81 Tallaght to Hollywood Road Improvement Scheme and

contrary to policies and objectives set out in the Development Plan in relation to supporting major road improvements by reserving the corridors of any such proposed routes free of development which would interfere with such proposals, and the preservation free of development of all published road improvement lines and route corridors until such time as a final decision has been made. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development and the retention of the existing development would endanger public safety by reason of traffic hazard because the site is served by a direct access onto the N81 and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, contravene National Road Authority Guidance, would be contrary to the said Ministerial Guidelines in respect of Spatial Planning and National Roads and would be contrary to the proper planning and sustainable development of the area.

Note: The Board also had concerns in respect of the domestic unit to be retained as it was considered that this comprises a sub-standard residential unit and had further concerns in respect of the waste water treatment proposals for the overall development but did not include these issues as reasons for refusal having regard to the substantive reasons for refusal set out above.

**Board Member**

**Date:** March 15<sup>th</sup>, 2017

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Nicholas Mulcahy

Please issue copy of direction with order.