



An  
Bord  
Pleanála

**Board Direction**  
**BD-000242-18**  
**ABP-300145-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> April 2018.

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

### **Reasons and Considerations**

1. PA Reason 1
2. The site of the proposed development is located within an area zoned Prominent and Strategic Metropolitan Greenbelt Area requiring Special Protection, as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in Objective RCI 6-1 in the development plan, which Objective is considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale, the resulting extensive driveway, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

### 3. PA Reason 4

Note: The Board concurred with the inspector, that the applicants do not have a need to live in the area related to agricultural employment or any 'exceptional housing need' which would provide the basis for making 'an exception' to the general policy to protect areas designated as Prominent and Strategic Metropolitan Greenbelt. The applicants are not engaged in agriculture. Their employment is not rural based and is not connected to the landholding, and in that noted a contravention of national guidelines for areas under strong urban influence.

**Board Member**

**Date:** 26/04/2018

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Michelle Fagan

Please attach Board Direction to the Board Order.