



An
Bord
Pleanála

Board Direction
BD-000561-18
ABP-300498-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2018.

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

Reasons and Considerations

1. The proposed development relates to the construction of a new dwelling house to replace a former dwelling house which was sited in a location, c.200m distant from the proposed site and which has since been demolished. As the former dwelling house has ceased to exist at its former location, which has since been incorporated into an expanded commercial yard, the proposal cannot reasonably be considered a replacement dwelling house. Under the Fingal Development Plan 2017-2023, the site is zoned 'GB-Greenbelt' within which new residential development is only permitted, where the applicant has established a rural generated housing need in accordance with Objectives RF34 (permit one additional dwelling per farm family) and RF39 (permit new rural dwellings in areas which have a zoning objective GB, where the applicant meets criteria set out in Table RF03). As sufficient documentary evidence has not been presented by the appellant such as would demonstrate compliance with these rural housing need objectives, the development would materially contravene the 'GB – Provide for a Greenbelt' land use zoning objective applicable to the site and the corresponding rural development strategy of the current Fingal

Development Plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in an intensification of use of an existing road entrance onto a heavily trafficked regional road (R121) where inadequate vehicular sightlines are available such as would enable safe access and egress to and from the site. Accordingly, the proposed development would endanger public safety by reason of a traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/06/2018

Terry O'Niadh