



An  
Bord  
Pleanála

**Board Direction**  
**BD-001067-18**  
**ABP-300656-18**

The submissions on this file (including the responses to the Board's section 137 notice of 17<sup>th</sup> July 2018, from the applicant, planning authority and third parties) and the Inspector's report were considered at a Board meeting held on 06/09/2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the current Fingal County Development Plan and in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the provisions of the Guidelines

and the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and to National Policy Objective 19 of the National Planning Framework (February 2018).

**Board Member**

**Date:** 07/09/2018

---

John Connolly