



An  
Bord  
Pleanála

**Board Direction**  
**BD-001055-18**  
**ABP-301367-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2018.

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 is located in an area zoned Objective RU 'to protect and improve rural amenity and to provide for the development of agriculture' in the South Dublin county Council Development Plan 2016-22, where dwellings will only be permitted in exceptional circumstances where applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or applicants have demonstrated close family ties with the rural community. It is considered that the applicant has failed to demonstrate satisfactory links to the rural community. As such the proposed development would contravene the provisions of the County Development Plan, the zoning objective for the area and would be contrary to the ppsd of the area.

Inspector's reasons for refusal 1,2 and 3

**Board Member**

**Date:** 05/09/2018

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Terry Prendergast

**Note :**

The Board did not concur with the Inspector with regard to the planning authority's reason for refusal no 1, and considered that insufficient ties with the rural community had been demonstrated to overcome this reason for refusal.