



An
Bord
Pleanála

Board Direction
BD-002326-19
ABP-302655-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2019.

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 ‘Sustainable Rural Housing, Guidelines for Planning Authorities’ issued by the Department of the Environment, Heritage and Local Government in April 2005, on lands zoned as ‘B’ with the stated land use zoning objective ‘To protect and improve rural amenity and to provide for the development of agriculture’, where housing is restricted to persons demonstrating a genuine rural-generated need in accordance with the current Dún Laoghaire-Rathdown County Development Plan, and to Objective 19 of the National Planning Framework, the Board is not satisfied that the applicant has demonstrated a genuine rural housing need as set out in the Guidelines or the Development Plan for a house at this location. The proposed development would therefore materially contravene Objective B of the Development Plan. Furthermore, in the absence of any identified locally based need for the house, the proposed development would consolidate a pattern of urban sprawl and lead to demands for the uneconomic provision of public services in an unserved rural area 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, agreed with the Planning Authority that the proposed development would materially contravene the objectives of the development plan.

Board Member

Date: 08/02/2019

Michelle Fagan

Note: It is considered that the proposed development would exacerbate an excessive concentration of development dependent on on-site disposal of foul effluent in an area that is identified by the Environmental Protection Agency as being at high risk from domestic waste water pollution. The proposed development, taken in conjunction with the level of existing development in the vicinity, would, result in a risk of pollution and would be prejudicial to public health. As this is a new issue it does not form part of the reasons for refusal.

Please attach a copy of the Board Direction with the Board Order