



An
Bord
Pleanála

Board Direction
BD-002052-19
ABP-302719-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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

Reasons and Considerations

The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is under strong urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, notwithstanding the provisions of the Fingal County Development Plan 2017-2023, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. Furthermore, the development is contrary to the criteria for eligible applicants from the rural community for planning permission as set out in Table RF03 of the Fingal County Development Plan 2017-2023 given that a dwelling for a family member on the basis of close family ties has already been granted planning permission. The proposed development would, therefore, be contrary to

these Ministerial Guidelines, the National Planning Framework and the development plan and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/01/2019

Paul Hyde