



An  
Bord  
Pleanála

**Board Direction**  
**BD-002828-19**  
**ABP-302991-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2019.

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

### **Reasons and Considerations**

1. Having regard to the site's location within the *High Amenity* zoning objective as provided for under the Fingal Development Plan 2017-2023, which restricts the provision of housing to applicants with a defined essential rural housing need, and the applicants have not submitted sufficient substantive evidence to demonstrate compliance with these requirements, including a need for an additional dwelling within the landholding to which this application relates and therefore cannot be considered to have a rural generated housing need. Therefore, the proposed development would therefore materially contravene Objective RF39 of the Fingal Development Plan 2017-2023, regarding housing need at this location.

Furthermore, the subject site is located in an area designated as being under urban influence, where it is national policy, 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, and in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of housing based on the core consideration of demonstrable economic or social need to live in a rural area. It is considered that, as the applicants do not come

within the scope of the housing need criteria as set out in the Development Plan and in national policy for a house at this location, the proposed development would, therefore, be contrary to the policies and principles set out in the National Planning Framework and the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an area designated as an Area of High Amenity in the Fingal Development Plan 2017-2023, and is also proximate to areas of sensitive archaeological, built and natural heritage interests, as well as being situated in an area of high landscape value. Taking account of these considerations and relevant objectives and provisions in the Development Plan, it is considered that the proposed development would, by reason of its design, scale and siting, detrimentally impact upon the existing character of the landscape and the important archaeological site adjacent to the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16/04/2019

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Dave Walsh