



An  
Bord  
Pleanála

**Board Direction**  
**BD-003679-19**  
**ABP-304355-19**

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

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

### **Reasons and Considerations**

1. The application site is zoned 'RU' in the Fingal County Development Plan 2017 - 2023, and in an area of 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. Under the RU zoning objective and in such areas of strong urban influence, single house residential developments are only permitted where the applicant can demonstrate compliance with the Rural Settlement Strategy, as set out in the County Development Plan 2017 - 2023. Furthermore, in such areas designated as being under urban influence, 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. It is considered that the proposed development does not comply with Development Plan policies in relation to rural housing, in particular, Objectives RF39; RF20; DMS52 and RF57, and would not be consistent with the Ministerial Guidelines and to the over-arching national policy. The proposed development would, therefore, contravene these Development Plan objectives and, if permitted, would set an undesirable precedent for other future similar

development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed vehicular access onto a heavily trafficked regional road would endanger public safety by reason of traffic hazard and would, therefore, be contrary to Objective DMS126 of the Fingal County Development Plan 2017 - 2023, which seeks to restrict new accesses opening directly off regional roads.

**Board Member**

**Date:** 01/08/2019

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Dave Walsh