



An
Bord
Pleanála

Board Direction
BD-004624-19
ABP-305162-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2019.

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

Reasons and Considerations

1. The Sustainable Rural Housing Guidelines for Planning Authorities (DOEHLG 2005) requires planning authorities in their Development Plans to distinguish between urban and rural generated housing need. It is an objective of the planning authority set out in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022 to restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services. The Board is not satisfied on the basis of the plans and particulars submitted with the application and appeal that the proposed development arises from a rural generated housing need in this high amenity area and it is considered that the proposed development would therefore contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.

2. The application site is located in an area zoned to protect and improve high amenity areas in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. The proposed development does not meet the criteria for traveller accommodation set out in the County Development Plan and is therefore not a form of development which is acceptable in principle within this zoning designation. The proposed development would, therefore, materially contravene the zoning objective for the area set out in the current County Development Plan and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/11/2019

Terry Prendergast