



An
Bord
Pleanála

Board Direction
BD-005783-20
ABP-306433-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2020.

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

Reasons and Considerations

The subject site is within the 'GB' zoning objective under the Fingal Development Plan, 2017-2023 the objective of which is to 'protect and provide for a greenbelt and in a rural Area under Strong urban Influence in the Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG, 2005), and requires access from a busy regional road. Furthermore, it is national policy in such areas under urban influence, 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 such rural areas under urban influence. Residential development is permitted only on suitable sites where the applicant has established a genuine need to live in the rural area, such as long standing existing and immediate family ties to the area. The applicant has not demonstrated long standing family ties to the area and the proposed development would contravene materially the rural settlement strategy of the Fingal Development Plan 2017-2023, would be contrary to the Ministerial Guidelines and to the over-arching national policy in the National Planning Framework.

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

Board Member

Date: 20/05/2020

Paul Hyde