



An  
Bord  
Pleanála

**Board Direction**  
**BD-006245-20**  
**ABP-306512-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2020.

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

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the current Fingal County Development Plan, to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks 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 viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for an additional dwelling at the site, would 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, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/08/2020

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John Connolly