



An  
Bord  
Pleanála

**Board Direction**  
**BD-008438-21**  
**ABP-308500-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2021.

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

#### **Reasons and Considerations**

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| 1 | <p>Having regard to the location of the site within land zoned RU in the South Dublin County Development Plan 2016-2022 where new or replacement dwellings will only be permitted in exceptional circumstances, and to its location in a rural area under urban influence in 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 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 on the basis of the information on the file that the applicant has not adequately demonstrated an existing economic or social need to live in this rural area. Notwithstanding the applicant's stated intention to develop an equestrian centre on the site in the future, the Board was not satisfied that the proposed development complied with the rural zoning objective for the site in the South Dublin County Development Plan 2016-2022 or the overarching national Guidelines and policy on single housing in the</p> |
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countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Maria FitzGerald  
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**Date:** 04/06/2021