



An  
Bord  
Pleanála

**Board Direction**  
**BD-008587-21**  
**ABP-309124-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2021.

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

#### **Reasons and Considerations**

1. The site of the proposed dwelling is located with an "Area Under 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, wherein it is policy to distinguish between urban-generated and rural-generated housing need. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, published by the Government in 2018, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstratable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the planning application and the appeal, it is considered that the applicants do not come within the scope of the housing needs criteria as set out in Section 5.2 of the Fingal County Development Plan 2017-2023. The applicants have not adequately demonstrated an economic or social need to live in this rural area in compliance with Objective RF39 of the County Development Plan, having regard to the proximity of the site to Garristown and

Ashbourne and the viability of these towns. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and having regard to the provisions of the Fingal County Development Plan 2017-2023, would be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 22/06/2021