

An
Bord
Pleanála

Board Direction
BD-008346-21
ABP-309139-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2021.

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 development is located within 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. 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, 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. 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 current South Dublin County Council

Development Plan 2016-2022, and would be contrary to the proper planning and sustainable development of the area.

2. PA reason No. 3.

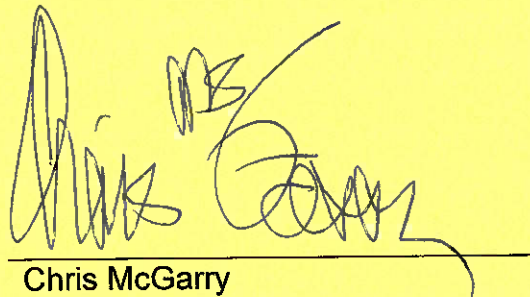
3. PA reason No. 4.

4. PA reason No. 6.

5. On the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the proposed development would not adversely affect the archaeological heritage at the site including monument DU024-015, or the preserved and protected views to and from the site north-westwards to Verschoyle's Hill and eastwards to Knockannavea uplands. The proposed development would be contrary to Policies HCL1, HCL2, HCL7 and HCL8 of the South Dublin County Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

6. PA reason No. 7.

Board Member



Chris McGarry

Date: 28/05/2021