



**An
Bord
Pleanála**

**Board Direction
BD-008455-21
ABP-309399-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2021.

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

Reasons and Considerations

Having regard to the proposed vehicular access onto a heavily trafficked regional road, the Board is not satisfied that the applicant has demonstrated the availability of adequate sightlines from the vehicular entrance that would serve the proposed dwelling and that the proposed development, if permitted, would not endanger public safety by reason of traffic hazard. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Dave Walsh

Date: 08/06/2021

Note:

The Board also noted that the site of the proposed development is located in an area zoned "rural" (RU) and is in an area under strong urban influence, particularly given its proximity to the town of Skerries and other settlements in the wider vicinity, where, under Objective RF20 of the Fingal County Development Plan 2017-2023,

the Planning Authority will permit only persons with a rural-generated housing need. Furthermore, in light of the subject site's location in an area under urban influence, it is national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and local Government in April 2005, 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.

Having regard to the documentation submitted with the application and appeal, including the applicant's current place of work in Dublin city, the Board is not satisfied that the applicant has sufficiently demonstrated a genuine need to live in this rural area, having regard to the proximity to Skerries and the viability of this settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in national policy for a house at this location. In the absence of an identified locally-based, site specific economic or social need to live in the area, it is considered that the proposed development would contribute to the development of random rural housing in the area, would exacerbate the existing pattern of ribbon development, would add to the proliferation of wastewater treatment systems in an area at risk of flooding, 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.