



**An  
Bord  
Pleanála**

**Board Direction  
BD-008516-21  
ABP-309456-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2021.

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 subject site is within the Greenbelt zoning objective under the Fingal Development Plan 2017-2023, the objective of which is "to protect and provide for a Greenbelt". Table RF01 and Objective RF31 of the Fingal Development Plan 2017-2023 indicate that the maximum number of houses which will be permitted within the zoning objective is one dwelling (+1 for exceptional health reasons). Having regard to the previous grant of permission for the applicant's brother (under planning reference F17A/0147) on greenbelt land, it is considered that the proposed development would be contrary to Objective RF31 of the Fingal Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within "Area Under Strong Urban Influence" as identified in 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 (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, and in an area where housing is restricted to persons demonstrating local need in accordance with the relevant objectives of the Fingal County Development Plan 2017-2023, it is considered that it has not been sufficiently demonstrated that the applicant comes within the scope of the housing need criteria as set out in the National Planning Policy, Guidelines or the Development Plan 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 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**



Dave Walsh

**Date:** 11/06/2021