

An  
Bord  
Pleanála

**Board Direction**  
**BD-008537-21**  
**ABP-309910-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2021.


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 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 having regard to the location of the site in an area where housing is restricted to persons demonstrating need in accordance with Objective RF39 and Table RF03 of the Fingal County Development Plan 2017-2023, it is considered that based on the applicant's current place of residence beside the subject site there is no demonstrable need for an additional dwelling at this location in a rural area. It is not considered the proposal 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. Having regard to the applicant's current place of residence the proposed development would be contrary to Objective RF39 of the Fingal County Development Plan 2017-2023,

would contribute to the encroachment of excessive rural development in the area 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**



**Date:** 15/06/2021

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John Connolly