



An
Bord
Pleanála

Board Direction
BD-008910-21
ABP-309958-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2021.

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

Reasons and Considerations

1. Having regard to the location of the site in an area zoned RU in the South Dublin County Development Plan 2016-2022, and within an area identified as under strong urban influence under the Guidelines for Planning Authorities on Sustainable Rural Housing issued in 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, having regard to the viability of smaller towns and rural settlements, it is considered that the applicants have not demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the further encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would contravene rural housing objectives H20 and H22 of the Development Plan, and the overarching provisions of the Guidelines and the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would generate additional traffic turning movements on the R405 Regional Road where traffic volumes and speeds are high and where the horizontal alignment of the road restricts the forward visibility available to drivers approaching and passing the site. The proposed development would therefore endanger public safety by reason of traffic hazard.
3. The proposed development would give rise to an excessive concentration of domestic wastewater treatment systems discharging to groundwater in a limited area. It would therefore be prejudicial to public health.

Board Member

Maria FitzGerald
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Date: 16/08/2021