

An
Bord
Pleanála

Board Direction
BD-009838-22
ABP-311410-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2022.

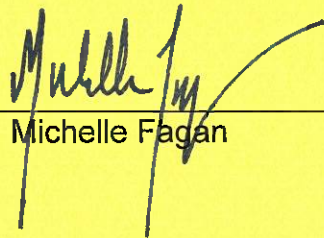
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the policies and objectives of the South Dublin County Council Development Plan 2016-2022, the location of the site in an area zoned 'RU' where the stated objective is to protect and improve rural amenity and to provide for the development of agriculture, policy H20 which restricts the spread of dwellings and focus's such housing into existing settlements, and policy H22 which states that new or replacement dwellings will only be permitted in exceptional circumstances, it is considered that, the proposed development would exacerbate ribbon development, would have the potential to create a precedent for similar development in the immediate and surrounding rural area contrary to the Development Plan and would contribute to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed site services and the existing site services, it is considered that the information submitted with the application and appeal, was not sufficient to enable the assessment of the impact on water services,

surface water drainage and wastewater disposal of the proposed development. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and development of the area.

Board Member



Michelle Fagan

Date: 24/01/2022