

**An
Bord
Pleanála**

**Board Direction
BD-010183-22
ABP-311435-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2022.

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

Reasons and Considerations

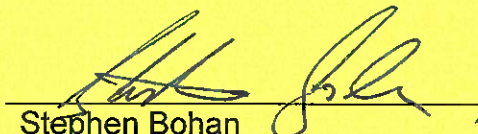
1. The Board had regard to the objective set out in the National Planning Framework, and to the Regional Spatial and Economic Strategy 2019 - 2025 (RSES), which provides that, for the development of rural housing, a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere and, in rural areas under urban influence, 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. Also, it is a requirement of the Sustainable Rural Housing Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government 2005) that planning authorities distinguish between urban generated housing need and rural generated housing need. Also, it is an objective of the planning authority set out in the South Dublin County Development Plan 2016-2022 to restrict the spread of dwellings in areas zoned to protect and improve rural amenity and to provide for the development of agriculture. Furthermore, having regard to the proximity of the site to Rathcoole village, the Board is not satisfied that the applicants housing needs could not be satisfactorily met in that established and viable settlement. Notwithstanding the applicant has

family connections to the area and operates an equestrian centre, she has not established a demonstrable economic or social need to live in this rural area. Therefore, the proposed development would contribute to the encroachment of random rural housing development in an area under urban influence, would militate against the preservation of the rural environment, and the efficient provision of public services and infrastructure, and would materially contravene the provision of the National Planning Framework, and the current County Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board was of the view that the proposed development could lead to an excessive proliferation of development served by individual wastewater systems in the area. Taken in conjunction with existing development in the vicinity, the proposed development could give rise to an excessive density of development in a rural area lacking public wastewater facilities. Furthermore, it was considered that the proposed dwelling house would exacerbate undesirable ribbon development in a rural area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area. However, given the substantive reason for refusal as set out above, it was decided not to pursue these issues under the current appeal.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member



Stephen Bohan

Date: 07/03/2022