

**An  
Bord  
Pleanála**

**Board Direction  
BD-012362-23  
ABP-313003-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2023.

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

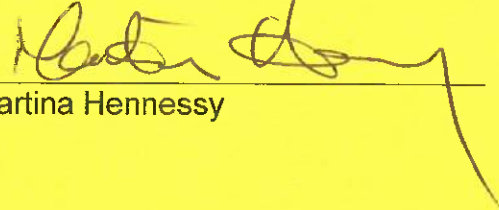
### **Reasons and Considerations**

1. Having regard to:
  - a) the relevant provisions of the current South Dublin County Development Plan, 2022-2028 and the location of the site within an area zoned 'RU' where Policy 18 restricts new or replacement dwellings on the basis of a genuine rural generated need and evidence of exceptional circumstances;
  - b) the location of the site within a rural area identified as being under strong urban influence in accordance with the 'Sustainable Rural Housing Guidelines for Planning Authorities' published by the Department of the Environment, Heritage and Local Government in April, 2005;
  - c) Regional Policy Objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy, 2019-2031; and
  - d) National Policy Objective 19 of the National Planning Framework (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 demonstratable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements;

the Board is not satisfied, on the basis of the information submitted with the application and the appeal, that the applicant has a demonstrable economic or social need to live in this specific rural area. It is considered, therefore, that the applicant does not come within the scope of housing need criteria, as set out in the current development plan, Sustainable Rural Housing Guidelines and in national policy, for a house at this location. In the absence of any identified exceptional or locally based need for the house at this location, it is considered that the proposed development would result in a haphazard and unsustainable form of development, would contribute to the 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, and would undermine the settlement strategy set out in the South Dublin County Development Plan, 2022-2028. The proposed development would be contrary to the provisions of the South Dublin County Development Plan, 2022-2028, the Ministerial Guidelines and to the overarching national policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority as set out in the current development plan to control urban sprawl. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of development in an open rural area. This would militate against the preservation of the rural environment and the need to maintain a clear distinction between nearby urban areas and the rural hinterland, would lead to demands for the provision of further public services and community facilities, and would be detrimental to the visual amenity and rural character of the surrounding area. The proposed development would, by itself and the precedent it would set for further such development, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Martina Hennessy', is written over a horizontal line. A long, thin vertical stroke extends downwards from the right side of the signature.

Martina Hennessy

Date: 07/06/2023

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part outlines the various methods and tools used to collect and analyze data. This includes both traditional manual methods and modern digital technologies, highlighting the benefits of each approach.

3. The third section focuses on the challenges faced in data management and analysis. It identifies common pitfalls such as data inconsistency, incomplete information, and the difficulty of integrating data from different sources.

4. The fourth part provides practical recommendations for overcoming these challenges. It suggests implementing standardized data collection procedures, using robust data management systems, and fostering a culture of data accuracy and integrity.

5. Finally, the document concludes by summarizing the key findings and reiterating the importance of a data-driven approach in achieving organizational goals and maintaining high standards of performance.