



An
Bord
Pleanála

Board Direction
BD-017147-24
ABP-318380-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2024.

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

Reasons and Considerations

The site of the proposed development is located on high amenity lands and within a highly sensitive landscape outside the village of Glencullen, which is an area under significant urban pressure for rural housing and zoned Objective 'G' in the Dun Laoghaire Rathdown County Development Plan 2022 – 2028 wherein it is a policy objective to conserve and enhance existing High Amenity Zones. Based on the information submitted with the application and the appeal, the Board is not satisfied that the applicant has had sufficient regard for such a sensitive receiving environment and that a genuine local need to reside in a rural area due to locationally-specific employment has been demonstrated, as required by Policy Objective PHP23 of the operative Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 01/08/2024