



An  
Bord  
Pleanála

**Board Direction**  
**BD-016653-24**  
**ABP-318611-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 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,
- (b) the Regional Policy Objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy 2019-2031,
- (c) 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,
- (d) the site's location in an area zoned RU 'To protect and improve rural amenity and to provide for the development of agriculture' in the South Dublin County Development Plan 2022-2028, and proximity to Rathcoole village, and

- (e) the Rural Housing Policy as set out in policy objectives H18, H23 and Section 12.6.9 in the Development Plan whereby applicants must provide documentary evidence to show how the applicant complies with the rural housing requirements, provides a strong justification in relation to the need for an additional dwelling in the rural area, and a rationale clearly detailing why a family flat is not a suitable alternative,

it is considered that the Board is not satisfied that the Applicant's housing needs could not be satisfactorily met in Rathcoole, an established and viable settlement. Notwithstanding that the Applicant has family connections to the area and operates a farm and equestrian centre, a demonstrable economic or social need to live in this rural area has not established. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would exacerbate ribbon development in the area and contribute to the encroachment of rural housing development in an area under strong 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 provisions of the National Planning Framework, and the current Development Plan for the area and would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**



**Date:** 18/06/2024

Una Crosse