



An
Bord
Pleanála

Board Direction
BD-016783-24
ABP-318671-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

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

Reasons and Considerations

Having regard to the location of the site within an area zoned 'RU' in the current South Dublin County Development Plan 2022-2028 where policy H18 restricts new or replacement dwellings on the basis of a genuine rural generated need and evidence of exceptional circumstances, and having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, Objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy and National Policy Objective 19 of the National Planning Framework (2018), which seek to manage the growth of areas that are under strong urban influence to avoid overdevelopment and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicants have not demonstrated exceptional circumstances that would justify the grant of planning permission for a dwelling at this rural location as required by Policy H18 Objective 1 of the development plan and, therefore, would not be in accordance with the National Policy Objective 19 or Regional Spatial and Economic Strategy RPO 4.80. The proposed development, in the absence of a demonstrable economic or social need for the house, 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, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Board considered that the documentation submitted with the application and appeal did not expressly indicate that the requisite sightlines could be achieved at the location of the entrance. While ordinarily this may warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member


Una Crosse

Date: 21/06/2024