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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F17A/0409**

**APPEAL** by Andrew Gaffney of Man-O-War, Balbriggan, County Dublin against the decision made on the 13<sup>th</sup> day of December, 2017 by Fingal County Council to grant subject to conditions a permission to Tara Gaskin care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin.

**Proposed Development** Construction of a four-bedroom detached two-storey vernacular farmhouse type dwelling with roof lights, associated private open space; provision of two number on site car parking spaces, new vehicular entrance from public road with new stone piers and wooden gates; onsite bio cycle wastewater treatment system; associated SUDS drainage, landscaping, boundary treatments and all associated site development works necessary to facilitate the development; all at (Local Road L1190), Courtlough, Balbriggan, County Dublin.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the Fingal County Development Plan, 2017-2023 and in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government, in April, 2005, and to National Policy Objective 19 of the National Planning Framework (February, 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 demonstrable economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” and the National Planning Framework and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to National Policy Objective 19 of the National Planning Framework (February, 2018).

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**