

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0208

APPEAL by Ian Haughan care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 6th day of October, 2020 by South Dublin County Council to refuse permission.

Proposed Development: The erection of a 156 square metres single storey dwelling house, three number stable buildings to accommodate 18 horses, feed shed and equestrian store totalling 267 square metres, an equestrian courtyard, sand arena, horse wash bay, platform for storing equestrian waste, domestic proprietary wastewater treatment system and polishing filter and ancillary site works to include the drilling of a well, creation of a link to the mains water supply, construction of a driveway and site landscaping. The existing agricultural entrance is to be retained and used for both domestic and equine traffic, all at Athgoe North, Newcastle, County Dublin.

Decision

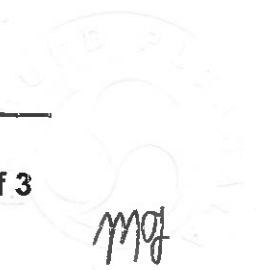
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 land zoned 'RU' as set out in the South Dublin County Development Plan 2016-2022 where new or replacement dwellings will only be permitted in exceptional circumstances, and to its location of site within an area under urban influence in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is policy to distinguish between urban-generated and rural-generated housing need, and to National Policy Objective 19 as set out in the National Planning Framework in relation to rural areas under urban influence which states that is the policy 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, on the basis of the



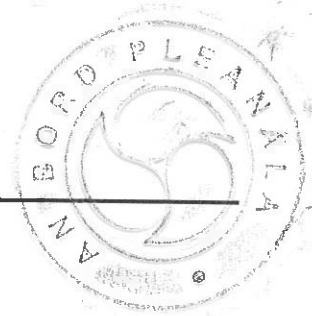
information on the file, the applicant has not adequately demonstrated an existing economic or social need to live in this rural area. Notwithstanding the applicant's stated intention to develop an equestrian centre on the site in the future, the Board was not satisfied that the proposed development complied with the rural zoning objective for the site in the South Dublin County Development Plan 2016-2022 or the overarching national Guidelines and policy on single housing in the countryside. The proposed development would, therefore, be contrary to these Ministerial Guidelines, to national policy and would be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this *8th* day of *June* 2021