

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0169

APPEAL by Sorrell Keogh of Drishogue, Oldtown, County Dublin against the decision made on the 5th day of October, 2020 by Fingal County Council to grant subject to conditions a permission to Elaine Farrelly care of Cassidy Consultants of 7a Weir Hope, Drogheda, County Louth.

Proposed Development: Construction of a bungalow dwelling and detached garage to include the installation of a proprietary effluent treatment system and percolation area. Access to be provided via a new entrance. The proposed boundary treatment to consist of timber fencing, hedgerow and trees native to the area to include all associated site works at Drishogue, Oldtown, County Dublin as revised by the further public notices received by the planning authority on the 9th day of September 2020.

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

The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out 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 the policy to distinguish between urban-generated and rural-generated housing need. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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. Having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding

the provisions of the current Fingal County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

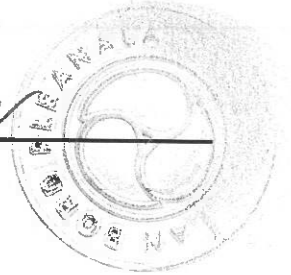
Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *29th* day of *April* 2021