

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

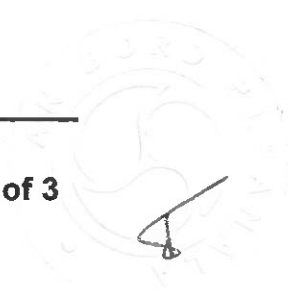
Planning Register Reference Number: F20A/0516

APPEAL by Mary Davis and David Thomas care of Michael Halligan Planning Consultants of Seapoint House, Ballbriggan, County Dublin against the decision made on the 7th day of December, 2020 by Fingal County Council to refuse permission to Mary Davis and David Thomas.

Proposed Development Single storey detached dwelling with on-site wastewater treatment system and new vehicular entrance and off-street parking to front and associated site works, all at Borranstown, Garristown, 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

The site of the proposed dwelling 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, published by the Government in 2018, 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. Having regard to the documentation submitted with the planning application and the appeal, it is considered that the applicants do not come within the scope of the housing needs criteria, as set out in Section 5.2 of the Fingal County Development Plan 2017 - 2023. The applicants have not adequately demonstrated an economic or social need to live in this rural area in compliance with Objective RF39 of the Development Plan, having regard to the proximity of the site to Garristown and Ashbourne and the viability of these

towns. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and, having regard to the provisions of the Fingal County Development Plan 2017 - 2023, would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this *24th* day of *June*, 2021.