



An
Bord
Pleanála

Board Order
ABP-309797-21

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0353

APPEAL by John and Clara Chambers care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 25th day of February, 2021 by South Dublin County Council to refuse permission.

Proposed Development: One/two storey dormer style four-bedroom house, associated works and water treatment system at Windmill Hill, Carrigeen, Rathcoole, County Dublin.

Decision

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

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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 urban influence, 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 applicants have not demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, 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 particular regard to the overarching national policy in relation to rural housing in an area under strong urban influence, and notwithstanding the applicants' established close family ties to the area and the intention to eventually take over as the primary farmer, the Board was not satisfied on the basis of the information on the file, particularly in relation to the applicants' current occupations, that they had a demonstrable economic or social need to live in this particular rural area or that their housing need could not be satisfactorily met in an established smaller town or village/settlement centre. The Board considered that the proposed development would be contrary to the over-arching national policy as set out in NPO 19 of the National Planning Framework and would, therefore, 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 7th day of July 2021

