

An  
Bord  
Pleanála

Board Order  
ABP-310573-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0186**

**APPEAL** by Ryan Douglas care of Aaron Dunne of An Grianan, Corballis, Donabate, County Dublin against the decision made on the 24<sup>th</sup> day of May, 2021 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a new four bedroom detached storey and half house with wastewater treatment system, percolation area, rain water harvesting system, soak-away, together with detached garage, driveway accessed by existing vehicular entrance gates along with ancillary works, at Bramble Lodge, Tyrellstown, Lusk, 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 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 the appeal, it is considered that the applicant does 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 applicant has 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 Rush and Lusk and the viability of these towns.

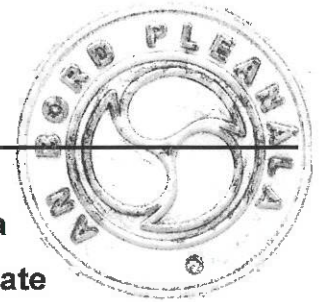
The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and having regard to the provisions of the Fingal County Development Plan 2017-2023, would be contrary to the proper planning and sustainable development of the area.



**Michelle Fagan**

**Member of An Bord Pleanála**

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



Dated this **15<sup>th</sup>** day of **December** 2021.