

An
Bord
Pleanála

Board Order
ABP-311435-21

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0177

APPEAL by Naomi Hanlon care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 24th day of August, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a detached single storey split level bungalow, single storey domestic garage, upgrade of existing agricultural entrance to vehicular entrance, secondary effluent treatment system, and all associated site works at Carrigeen, Rathcoole, 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 Board had regard to the objective set out in the National Planning Framework, and to the Regional Spatial and Economic Strategy 2019-2025 (RSES), which provides that, for the development of rural housing, a distinction is made between areas under urban influence, that is, within the commuter catchment of cities and large towns and centres of employment, and elsewhere and, in rural areas under urban influence, 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. It is also a requirement of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005, that planning authorities distinguish between urban generated housing need and rural generated housing need. Also, it is an objective of the planning authority as set out in the South Dublin County Development Plan 2016-2022 to restrict the spread of dwellings in areas zoned to protect and improve rural amenity and to provide for the development of agriculture. Furthermore, having regard to the proximity of the site to Rathcoole village, the Board is not satisfied that the applicants housing needs could not be satisfactorily met in that established and viable settlement. Notwithstanding the applicant has family connections to the area and operates an equestrian centre, she has not established a demonstrable economic or social need to live in this rural area.



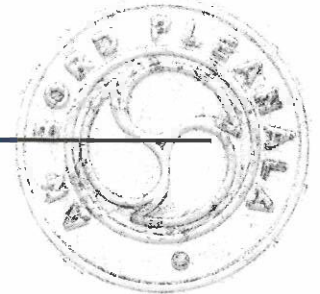
Therefore, the proposed development would contribute to the encroachment of random rural housing development in an area under urban influence, would militate against the preservation of the rural environment, and the efficient provision of public services and infrastructure, and would materially contravene the provisions of the National Planning Framework, and the current development plan for the area and would be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

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



Dated this *14th* day of *April*, 2022.