



An
Bord
Pleanála

Board Direction

PL01.246711

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 21st 2016.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate on a local road which is seriously substandard in terms of width and alignment and at a point where sightlines are restricted in both directions.
2. It is the policy of the planning authority, as set out in the current Carlow County Development Plan, to control urban sprawl and ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with the existing pattern of development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in this open rural area which is under extreme development pressure. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The subject site is located within a rural Area under Urban Influence and in an area where housing is restricted to persons demonstrating local need in accordance with Section 2.7.1.3 and Section 2.7.1.4 of the current Carlow County Development Plan. On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the local rural-generated housing need criteria for a house in this rural location. The proposed development would contravene the provisions of the Development Plan and would be

contrary to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member: _____
Philip Jones

Date: 21st September 2016