



An
Bord
Pleanála

Board Direction
BD-000155-18
ABP-300384-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2018.

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

Reasons and Considerations

1. Policy CS 13 contained in the Longford Development Plan 2015-2021 sets out that the Planning Authority shall strictly apply policy CS 12 in the vicinity of Designated Settlements in order to prevent over-proliferation of urban-generated one-off housing in the rural area. The documentation received with the planning application and appeal has not been accompanied by a statement indicating the sustainability of the proposal with specific reference to Rural Housing Need Policy CS 12 and 'Categories of Applicant' which shall be considered for the development of housing in the rural area with a view towards sustaining rural communities. Accordingly, the applicant has not demonstrated a rurally generated housing need at this sensitive location. The proposed development of a new dwelling in a rural area located outside of any settlement or development envelope, does not therefore fulfil a specific rural housing need as is required under applicable Development Plan Policies HOU RUR 3 (presumption against urban commuter development outside of designated settlements) and HOU RUR 7 (have regard to the Sustainable Rural Housing Guidelines for Planning Authorities, 2005). Accordingly, it has not been demonstrated that the proposed development would contribute to sustaining the rural community in which it is

proposed. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The development would contribute to an unsustainable pattern of ribbon development of one-off housing extending out along a route from a settlement which under Policy HOU RUR 5 of the Longford Development Plan 2015-2021 is required to be actively discouraged. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 04/04/2018

John Connolly