



An
Bord
Pleanála

Board Direction
BD-001402-18
ABP-301373-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2018.

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

Reasons and Considerations

As per Inspectors report.

Note:

Having regard to the location of the site within an Area Under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in 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 applicant might not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, might therefore contribute to the encroachment of random rural development in the area and might militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. However, having regard to the substantive reasons for refusal above, the Board did not pursue this matter.

(Please enclose this Direction with the Board Order.)

Board Member

Date: 22/10/2018

Stephen Bohan