



An
Bord
Pleanála

Board Direction
BD-001251-18
ABP-301436-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2018.

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

Reasons and Considerations

1. 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, where it is policy to distinguish between urban generated and rural generated need for a house in a rural location and where urban generated housing is to be directed to areas zoned for new housing in towns and villages. Furthermore, the subject site is located in a rural area that is 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 proximity of existing settlements to the subject site and having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have demonstrated a rural generated need for a house at this location. It is considered, therefore, that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location.

The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at the junction of the lane and the Ballyronan Road where sightlines are restricted. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 03/10/2018

Terry Prendergast