



An
Bord
Pleanála

Board Direction
BD-001282-18
ABP-301593-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2018.

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

Reasons and Considerations

1. Taken in conjunction with existing development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual septic tanks/wastewater treatment systems in the area. On the basis of the information submitted, the Board is not satisfied that the proposed development would not be prejudicial to public health or the environment.
3. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development in combination with other plans or projects would not be likely to have a significant effect on the Lough Ree SPA (Site Code 004064), the Lough Ree SAC (Site Code 000440), or any other

European site, in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission.

Note:

Having regard to the location of the site within an Strong Rural Area Under Significant Urban Influence as identified in the current Westmeath County Development Plan, and to the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and to National Policy Objective 19 of the National Planning Framework (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, the Board considered that the applicant may not come within the scope of the housing need criteria as set out in the Guidelines and may not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, might 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. The proposed development might, therefore, contravene the provisions of the Guidelines and the National Planning Framework and might, therefore, be contrary to the proper planning and sustainable development of the area for this reason. However, the Board did not pursue this matter further, given the substantive reasons for refusal above.

(Enclose a copy of this Direction with the Order)

Board Member

Date: 08/10/2018

John Connolly