



An
Bord
Pleanála

Board Direction
BD-001578-18
ABP-302103-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2018.

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

Reasons and Considerations

The proposed development would constitute random residential development in a rural area which is under strong development pressure, and which is lacking in certain public services and community facilities. It is the policy of the planning authority, as expressed in the current Carlow County Development Plan 2016 – 2022, to restrict development in rural areas to serve the needs of certain defined categories of person engaged in agriculture or with strong ties to the area and to restrict rural the granting of permission for a rural house to one applicant. It is considered that the applicant currently owns a house already and therefore does not come within the scope of the housing need criteria in the development plan or as set out in the document 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005. The proposed development would conflict with Section 2.7.5 of the Carlow County Development Plan 2016 – 2022, would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/11/2018

Dave Walsh