



An
Bord
Pleanála

Board Direction
BD-002135-19
ABP-302668-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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

Reasons and Considerations

The site of the proposed development is in a rural location in an area under strong urban pressure, in an area where housing policy CDP3.11 applies and identified as such 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 national policy to distinguish between urban generated and rural generated housing need. On the basis of the documentation submitted with the planning application and the appeal, it is considered that the applicant does not come within the scope of the criteria for a housing need necessitating a dwelling at this rural location in an Area Under Strong Urban Pressure and in a Heritage Landscape. The proposed development would, therefore, be contrary to the provisions of the Ministerial guidelines and be contrary to the policy of the planning authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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Board Member

Date: 15/01/2019

Michelle Fagan