



An  
Bord  
Pleanála

**Board Direction**  
**BD-002799-19**  
**ABP-303151-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2019.

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

### **Reasons and Considerations**

1. Having regard to the location of the site within a "Stronger Rural Area" as identified in *Sustainable Rural Housing Guidelines for Planning Authorities*, issued by the Department of the Environment, Heritage and Local Government, in April 2005 and in an identified 'Pressure Area', as designated in the Offaly County Development Plan 2014-2020, where rural housing is assessed by reference to described categories demonstrating local need, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Development Plan, for a house at this location. The proposed development, in the absence of any identified, locally-based need for the house, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would materially contravene the relevant provisions of the Offaly County Development Plan 2014-2020, would be contrary to the 2005 Ministerial Guidelines, and would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed forge, by reason of the potential noise it would generate proximate to an adjoining dwelling and the level of traffic it would bring to the site, and notwithstanding the amendments to the proposal set out by the applicant as part of a submission made in response to the appeal, would seriously injure the residential amenities of adjoining property. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/04/2019

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Chris McGarry