



An
Bord
Pleanála

Board Direction
BD-003757-19
ABP-304267-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th August 2019.

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

Reasons and Considerations

Having regard to the location of the site within an area under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between urban-generated and rural generated housing need, and having regard to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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", it is considered that the applicant has not demonstrated that he comes within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location, and that he has not demonstrated an economic or social need to live in this rural area in accordance with national policy and the Clare County Development Plan 2017-2023. Furthermore, the Board is not satisfied that the applicants housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, 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, therefore, contravene the Ministerial Guidelines, and would be contrary to national policy and to the proper planning and sustainable development of the area.

Note: It is an objective of Clare County Council CDP 13.3B that selection of appropriate sites in the first instance within the Western Corridor Working Landscape, together with consideration of the details of siting and design are directed towards minimising visual impact. The proposed development by reason of its elevated siting, layout and design would result in a visually prominent and obtrusive development, which would adversely affect the character of the area and seriously injure the rural and visual amenities of the area. The proposed development would be at variance with the design objectives and guidelines as set out in the Clare County Development Plan 2017-2023 and the Clare Rural House Design Guide 2005 and would therefore be contrary to the proper planning and sustainable development of the area. The Board decided not to include this as an additional reason having regard to the substantial reason for refusal above.

Board Member

Date: 12/08/2019

Stephen Bohan

[Please issue a copy of this Direction with the Board Order to the parties.]