



An
Bord
Pleanála

Board Direction
BD-003778-19
ABP-304366-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on **14/08/2019**.

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 rural area under urban influence, 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, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development along a rural road where there are several other existing detached houses, and its position at the south of these houses, the proposed development, or the precedent it would set for future similar developments, would give rise to undesirable ribbon development with an associated unsustainable demand for services along a rural road within an area under urban influence. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

Having regard to the proximity of the proposed development to two designated European Sites (River Nore SPA and River Barrow and River Nore SAC), a screening exercise for appropriate assessment is required. The applicant did not submit a Stage 1 Appropriate Assessment Screening Report to enable the Board to carry out an assessment of the likely effects of the proposed development on these European Sites. In the absence of such information, the Board cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not adversely affect the integrity of the European Site Nos. 004233 and 002162 or any other European Site, in view of the sites' Conservation Objectives. In such cases, the Board is precluded from considering a grant of permission. However, given the substantive reasons for refusal, the Board did not pursue this matter further.

Board Member

Date: 14/08/2019

John Connolly