



An
Bord
Pleanála

Board Direction
BD-003978-19
ABP-304518-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2019.

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. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, together with the information provided on file, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system, without any risk to ground water or pollution of wells in its vicinity. Furthermore, the Board is not satisfied that a safe and secure potable water supply would be available at this location. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in both directions and the maximum posted speed limit applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 06/09/2019

John Connolly