



An
Bord
Pleanála

Board Direction
BD-004031-19
ABP-304536-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2019.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development is located within an “Area Under Strong Urban Influence” as set out 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. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Guidelines nor has a demonstrable economic or social need to live in this rural area. Furthermore, the Board is not satisfied that the applicant/appellant’s housing needs could not be satisfactorily met in an established town or settlement centre. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a

house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines, to the over-arching national policy and having regard to the provisions of the current Offaly County Development Plan 2014-2020, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development did not comply with local or national policy in relation to proposals for rural houses in areas under strong urban influence.

Board Member

Date: 16/09/2019

Terry Ó Niadh