



An
Bord
Pleanála

Board Direction
BD-004046-19
ABP-304675-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

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

Reasons and Considerations

Having regard to the pattern and density of individual housing development, including the proliferation of proprietary sewerage treatment systems, in the vicinity of the site, the site location in proximity to the town of Newmarket and to National Policy Objective 19 of the National Planning Framework, adopted by the Government which states that regard will be had to the viability of smaller towns and rural settlements when facilitating the provision of single housing in the countryside in rural areas not under urban influence, the Board is not satisfied that the applicants' housing needs could not be satisfactorily met in an established smaller town or village/settlement centre, particularly as they currently own and reside in a house in the town of Newmarket, approximately 3 kilometres to the east of the site in question. The proposed development would give rise to an excessive density of development, would contribute to the further 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 militate against the viability of smaller towns and rural settlements. 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.

Board Member

Date: 17/09/2019

Dave Walsh