



An
Bord
Pleanála

Board Direction
BD-004628-19
ABP-305187-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2019.

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 an area under 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 and where it is national policy to distinguish between urban generated and rural generated housing need and 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, by reason of the nature and location of his employment, has not demonstrated that he comes within the scope of the housing need criteria as set out in the Guidelines for a house at this location in the open countryside, and that he has not demonstrated an economic or social need to live in this rural area in accordance with national policy. Furthermore, the Board is not satisfied that the applicant's stated 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 need for the proposed house, 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 be contrary to the overarching national policy, notwithstanding the provisions of the Wicklow County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 29/11/2019

Terry Ó Niadh