



An
Bord
Pleanála

Board Direction
BD-004577-19
ABP-305189-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2019.

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

Reasons and Considerations

Having regard to the location of the site within an area under strong urban influence 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, and to National Policy Objective 19 as set out in 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 is the 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, having regard to the nature and location of his occupation, the applicant would represent an urban-generated housing need and has not demonstrated an economic or social need to live at this rural location. Furthermore, it is considered that having regard to the extent of residential development permitted to date on the landholding, the proposed development in conjunction with existing and permitted development would not be in accordance with national policy and the Development Plan. The proposed development 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, be contrary to these Ministerial Guidelines, and to the overriding national policy, notwithstanding the provisions of the Clare County Development Plan 2017-2023, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/11/2019

Stephen Bohan