



An  
Bord  
Pleanála

**Board Direction**  
**BD-005635-20**  
**ABP-305848-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in 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 does not comply with National Policy Objective 19. The proposed development, in the absence of any identified demonstrable locally based need for the house, would, therefore, 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. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/04/2020

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Terry Prendergast

Note: The Board did not agree with the Inspector that the criteria under National Policy Objective 19 for a house in the area have been satisfied.