



An
Bord
Pleanála

Board Direction
BD-005848-20
ABP-306214-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 29th, 2020.

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

Reasons and Considerations

1. The site of the proposed development is located within a stronger rural area, 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, where it is policy to distinguish between urban-generated and rural-generated housing need. Furthermore, 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 siting and design criteria and the viability of smaller towns and rural settlements."

Having regard to the location of the subject site relative to the village of Ramelton and having regard to the documentation submitted with the application and appeal, which notes that the applicant is currently living proximate to the village, and that his employment is not rural-generated, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in the rural countryside, and that his stated circumstances could not be accommodated within this village or another settlement. 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 rural location, notwithstanding the provisions of the Donegal County Development Plan. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the substandard width, alignment and condition of the road serving the subject site.

Board Member

Date: 29th May 2020

Philip Jones