



An
Bord
Pleanála

Board Direction
BD-006050-20
ABP-306407-20

The submissions on this file and the Inspector's report were considered at Board meetings held on 20/04/2020 and 06/07/2020.

At the meeting of the 20/04/2020, the Board decided to defer consideration of this case and to issue a Section 137 notice to the parties. At the meeting of the 06/07/2020 the Board considered the submissions on this file, including the applicant's response to the Section 137 Notice.

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 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 to National Policy Objective 19 of the National Planning Framework (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 come within the scope of the housing need criteria as set out in the Guidelines and has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development might not comply with National Policy

Objective 19. In such circumstances, the proposed development could contribute to the encroachment of random rural development in the area, could militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and could contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the applicant's intrinsic connections to the area but were not satisfied that the applicant's particular economic and social circumstances including the applicant's previous employment required the applicant to live in this particularly rural area having regard to the viability of smaller towns and rural settlements in the area such as Ratoath and Ashbourne and Kilbride and The Wotton. In such circumstances, the Board considered that the proposed development would contribute to the 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 could contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/07/2020

Maria Fitzgerald

Having regard to the location of the site within "[Area Under Strong Urban Influence] [Stronger Rural Area]" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the 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, be contrary to the proper planning and sustainable development of the area.