



An
Bord
Pleanála

Board Direction
BD-005968-20
ABP-306546-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2020.

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

Reasons and Considerations

The proposed development would extend the existing pattern of linear housing along this section of public road and would contribute to undesirable ribbon development in this rural location. The proposed development would, therefore, be contrary to the Ministerial Guidelines, "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, which recommend against the creation of ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board considered and agreed with the recommended reason for refusal No. 1 as set out by the Inspector and which stated that 'the site of the proposed development is located within an "Area Under Strong Urban Influence" 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 and in a rural area under 'strong urban influence' according to the Cavan County

Development Plan 2014-2020, wherein urban generated housing is directed to areas zoned for new housing development in towns and villages. In addition, 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, in areas under urban influence, based on the core consideration of demonstrable economic or social need to live in a rural area and having regard to siting and design criteria and the viability of smaller towns and rural settlements and, in rural areas elsewhere, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area, or that the applicant's housing needs could not be satisfactorily met in a smaller town or rural settlement. It is considered, therefore, that the applicants do 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 location. The proposed development would, therefore, be contrary to the Ministerial Guidelines.'

However, as this was not an issue that was raised specifically by the third-party appellant, it was decided not to pursue this matter further in the context of the current appeal.

Board Member

Date: 18/06/2020

Chris McGarry