



An
Bord
Pleanála

Board Direction
BD-006002-20
ABP-306658-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/06/2020.

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

Reasons and Considerations

1. Having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that, having regard to the viability of smaller towns and rural settlements, the proposed development does not comply with National Policy Objective 19. 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 would 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.
2. The site of the proposed development is located within a 'Designated Primary Amenity Area' as set out in the current development plan for the area, where emphasis is placed on the importance of protecting the visual amenity and the

landscape quality and character of the area and, having regard to the importance of Lough Derg as an amenity area, these objectives are considered to be reasonable. Having regard to the pattern of development in the area, the topography of the site and the elevated positioning of the proposed development, together with its design and layout, it is considered that the proposed development would be out of character with the area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/06/2020

John Connolly