



An
Bord
Pleanála

Board Direction
BD-005938-20
ABP-306751-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2020.

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
 - (a) the zoning objective for the area which provides for the conservation of the special character of the Demesne Landscapes,
 - (b) the fact that residential developments are not acceptable under the zoning objective;
 - (c) the excessive level of existing linear developments in the immediate vicinity of the site
 - (d) the loss of agricultural land and erosion of the rural character of the area as a result of the proposed development in cumulation with existing and proposed developments in the area,

it is considered that the proposed development would materially contravene the zoning objective for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, which would be located in an unserved rural area on the outskirts of Carlow Town, would constitute random residential

development in a rural area that is under strong development pressure, and which already has an excessive density of housing development. It is the policy of the planning authority, as set out in the Carlow and Environs LAP Plan 2012-2018, to channel housing into suitably zoned land in areas where the appropriate social, community and physical infrastructure either exists or is planned, and to restrict development in rural areas designated as Demesne Landscapes. It is considered that the proposed development would exacerbate the haphazard and unplanned form of development in this rural area, would intensify urban sprawl on the road, would exacerbate ribbon development, would militate against the preservation of the rural environment and would represent an undesirable precedent for further such development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

[Note: Having regard to the location of the site within an area under 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, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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 has not demonstrated an economic or social need to live in this rural area in accordance with national policy. The proposed development, in the absence of any definable or demonstrable 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, contravene the Ministerial Guidelines and be contrary to national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.]

Board Member

Date: 12/06/2020

Stephen Bohan

[Please issue a copy of this Direction with the Board Order to the parties.]