



An
Bord
Pleanála

Board Direction
BD-006504-20
ABP-306898-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2020.

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 contribute to urban generated residential sprawl in this area, would contribute to existing ribbon development along this section of roadway, would contribute to the encroachment of random development in this rural area, would militate against the preservation of the rural environment and would lead to an inefficient and uneconomic demand for the provision of services in this rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of this area.

Note: The Board noted and shared the view of the Inspector that having regard, to the location of the rural site within an area of 'strong urban influence' (Map 1.3 – Rural Area Types in County Offaly) and in a 'pressure area' (Map 1.4 – Rural Housing Policy Map) of the Offaly County Development Plan 2014-2020, to Regional Policy Objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy 2019-2031, to National Policy Objective 19 of the National Planning Framework and to the Sustainable Rural Housing Guidelines for Planning

Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is considered that the applicants do not come within the scope of the housing need criteria as set out for a house at this location and that furthermore, it is considered that the applicants have not demonstrated an economic or social need to live in this specific rural area having regard to the viability of smaller towns and rural settlements and, therefore, it is considered that the proposed development does not comply with Regional Policy Objective 4.80 and National Policy Objective 19. However, given that this would constitute a new issue within the context of the appeal and having regard to the substantive reason for refusal set out above, it was decided not to pursue this matter at this stage.

Board Member

Date: 21/09/2020

Chris McGarry