



An  
Bord  
Pleanála

**Board Direction**  
**BD-006992-20**  
**ABP-307124-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The Board considered that the proposed change of use of the dwelling permitted under ABP PL27.243838 Planning Register 14/1561 from restricted use as a dwelling to use by all classes of persons would undermine the provisions of the Planning Authority's housing and settlement strategies as set out in the current Development Plan for the area and would also be contrary to the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein the site is located within an "Area Under Strong Urban Influence". The proposed change of use 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 concurred with the analysis and decision of the Planning Authority and considered that sufficient evidence had not been submitted to justify the removal of the occupancy condition No 2 of the original permission and that the proposed change of use would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/11/2020

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Paul Hyde