



An
Bord
Pleanála

Board Direction
BD-006989-20
ABP-307600-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/01/1970.

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

Reasons and Considerations

P.A. Reason No. 1

Notes:

1. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, from the information on the file submitted to An Bord Pleanála by the Planning Authority, the Board could not be satisfied that the applicant has demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, could not be satisfied that the proposed development would comply with National Policy Objective 19 and would not contribute to the encroachment of random rural development in the area, would not militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would not contravene the provisions of

the National Planning Framework. However, having regard to the substantive reason for refusal, the Board decided not to pursue this matter further with the parties.

2. The Board noted the concerns of the Inspector regarding:
 - a) the potential for works to provide sightlines to impinge on the amenity of adjoining properties, and
 - b) the matters raised by the Environment section of the Planning Authority in respect of the proposed effluent treatment system, source of drinking water, ground water flow and location of percolation tests.

However, having regard to the substantive reason for refusal, the Board decided not to pursue these matters further with the parties.

Board Member

Date: 19/11/2020

John Connolly