



An  
Bord  
Pleanála

**Board Direction**  
**BD-007076-20**  
**ABP-307841-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2020.

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 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 the applicant has not 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, 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. P.A. Reason No. 3

3. P.A. Reason No. 4

**Note 1**

The Board noted the Inspector's additional concerns relating to

- (i) the unsuitability of the site for the safe disposal of domestic foul effluent, and the resulting risk of surface and ground water pollution which would be prejudicial to public health; and
- (ii) the unavailability of adequate sightlines and the additional traffic movements and vehicular turning movements on the road arising from the proposed development, which would endanger public safety by reason of traffic hazard.

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

**Board Member**

**Date:** 01/12/2020

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John Connolly