



An
Bord
Pleanála

Board Direction
BD-007598-21
ABP-308158-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2021.

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

Reasons and Considerations

The subject site is located within a 'rural area under pressure for rural housing, as identified in the Offaly County Development Plan 2014. Furthermore, the site is located in an area that is designated as under urban influence in the Sustainable Rural Housing Guidelines and in the National Planning Framework.

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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated a rural housing need to live in this rural area as required under policy objective SSP-18 of the Development Plan. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Offaly County Development Plan, 2014 or in national policy for a house at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/02/2021

John Connolly