



An
Bord
Pleanála

Board Direction
BD-007835-21
ABP-308784-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2021.

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

Reasons and Considerations

1. It is the policy of the planning authority, as set out at Section 3.4 of the *North Tipperary County Development Plan, 2010* (as varied and extended), that development outside of designated urban centres should be strictly limited to local need where the applicant can demonstrate compliance with Policy SS4 of the plan, and where it is the settlement policy to direct new residential development to designated development centres and to protect existing rural settlements outside these centres from urban overspill. Notwithstanding the planning history of the site, and the previous grant of permission that has resulted in partially completed development on the site, the proposed development which, on the basis of the information presented with the application does not cater for locally derived housing needs, would conflict with the rural housing policies of the Development Plan, and specifically Policy SS4, and would therefore be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the location of the site within an area under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning

Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between urban-generated and rural generated housing need, and in an area where housing is restricted to persons demonstrating a definable social or economic need to live in the open countryside, in accordance with the North Tipperary County Development Plan, 2010 (as varied and extended), and to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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 applicants have not demonstrated that they come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location in the open countryside, and that they have not demonstrated an economic or social need to live in this rural area in accordance with national policy and the North Tipperary County Development Plan, 2010 (as varied and extended). Furthermore, the Board is not satisfied that the applicants housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable need for the house, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the Ministerial Guidelines, be contrary to national policy and conflict with the provisions of the current County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 07/04/2021

Stephen Bohan