



An
Bord
Pleanála

Board Direction
BD-008436-21
ABP-308829-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2021.

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

Reasons and Considerations

Having regard to the location of the site within a rural area under urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, 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 on the basis of the information on the file including the current employment of the applicant, 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. Notwithstanding the applicant's apparent compliance with the criteria for new single houses in the countryside with the Areas of Special Control, the Board considered that 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 overarching provisions of the Sustainable Rural Housing Guidelines and the National Planning Framework. The proposed development 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 did not consider, on the basis of the information on the file, including the current occupation and employment of the applicant, that the applicant's housing needs could not be accommodated in a nearby town e.g., Ennis or rural settlement. The Board therefore considered that the proposed development, in the absence of a demonstrable economical or social need to live in this area, was not in accordance with overarching national guidelines and policy. The proposed development therefore, would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 04/06/2021