



An
Bord
Pleanála

Board Direction

BD-008462-21

ABP-309032-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2021.

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

Reasons and Considerations

Having regard to the location of the site within an area identified as being under "strong urban influence" (Map 1.3 – Rural Area Types in County Offaly) and as a "pressure area" (Map 1.4 – Rural Housing Policy Map) in the current Offaly County Development Plan, to Regional Policy Objective RPO 4.80 of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031, and to National Policy Objective 19 of the National Planning Framework which seeks to facilitate the provision of single houses in the countryside in areas under urban influence based on the core consideration of demonstrable economic or social need to live in a rural area, it is considered that the applicants do not come within the scope of the housing need criteria as set out for a house at this location. It is considered that the applicants have not sufficiently 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 Regional Policy Objective 4.80 and National Policy Objective 19. In the absence of any identified locally-based need for the house, the proposed development would be contrary to regional and national housing policy and objectives and would, therefore,

be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 08/06/2021

Terry Prendergast