

An  
Bord  
Pleanála

**Board Direction**  
**BD-008249-21**  
**ABP-309178-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2021.

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

#### **Reasons and Considerations**

1. The proposed development is located in a rural area designated as being under strong 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. 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. 1

3. P.A. Reason No. 2

**Note 1**

The Board noted the Inspector's recommended reason for refusal relating to poor drainage and the associated implications for public health but considered this to be a new issue in the context of the appeal and, having regard to the substantive reasons for refusal, decided not to pursue this matter further with the parties.

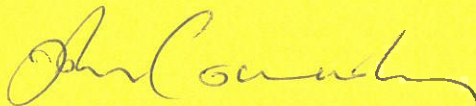
**Note 2**

The Board noted the Inspector's concern regarding residential amenity but considered this to be a new issue in the context of the appeal and, having regard to the substantive reasons for refusal, decided not to pursue this matter further with the parties.

**Note 3**

The Board did not consider rural need to be a new issue, noting that the appellant had raised this matter in the grounds of appeal.

**Board Member**



**Date:** 24/05/2021

John Connolly