

An
Bord
Pleanála

Board Direction
BD-008665-21
ABP-309214-21

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

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

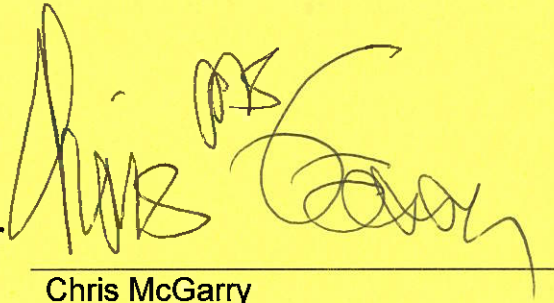
Reasons and Considerations

The site of the proposed development is located in an 'Area under Urban Influence', as set out in as set out in Map 2.3 of the current Carlow County Development Plan and in an area under strong urban influence as set out in Map 1 of 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.

Furthermore, having regard to National Policy Objective 19 of the National Planning Framework, issued by the Department of Housing, Planning and Local Government in 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 does not come within the scope of the housing need criteria, as set out in National Policy Objective 19. The proposed development, in the absence of any identified locally based 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.

In this regard it is considered that the proposed development would be contrary to the Ministerial Guidelines and to overarching national policy and having regard to the relevant provisions of the current statutory development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 07/07/2021