



An
Bord
Pleanála

Board Direction
BD-008867-21
ABP-309273-21

The submissions on this file and the Inspector's report were considered at Board meetings held on 21/06/21 and 10/08/2021.

At the meeting of 21/06/21, the Board decided to defer consideration of this case and to issue a Section 137 notice to the parties.

At the meeting of the 10/08/21, the Board considered the submissions received in response to the Section 137 notice and decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 documentation submitted with the application and appeal, it is not considered that the applicants have a demonstrable economic or social need to live in this rural area. It is therefore considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The

proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald
Maria Fitzgerald

Date: 10/08/2021