

An
Bord
Pleanála

Board Direction
BD-008404-21
ABP-309309-21

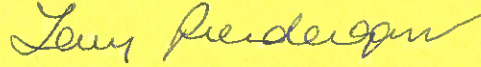
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/06/2021.

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 of the proposed development within a 'stronger rural area' as identified in the Donegal County Development Plan 2018-2024, it is considered that the applicant has not adequately demonstrated a genuine local housing need, in compliance with the relevant rural housing policy and criteria set out in the current Donegal County Development Plan 2018-2024, in particular Policy RH-P-3, and also in National Policy Objective 19 of the National Planning Framework (2018) and in the Sustainable Rural Housing Guidelines for Planning Authorities (2005). It is therefore considered that the applicant does 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 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 02/06/2021

Terry Prendergast

Note:

The Board also considered that, taken in conjunction with existing and permitted development in the vicinity, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems and septic tanks in the area.

Please issue Direction with Order.