

An
Bord
Pleanála

Board Direction
BD-008310-21
ABP-309393-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/05/2021.

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

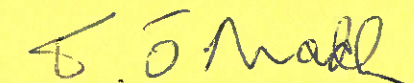
Reasons and Considerations

1. Having regard to the location of the site within an 'Area Under Strong Urban Influence' as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Louth County Development Plan 2015-2021, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or Section 2.19.1 of the Development Plan for a house at this location.

In addition, having regard 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 and, therefore, the proposed development does not comply with National Policy Objective 19.

Accordingly, in the absence of any identified locally based need for the house, 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: 26/05/2021

Terry Ó Niadh

Note:

The Board noted the Inspector's concerns in relation to water and wastewater services arising from the proliferation of similar developments in this un-serviced location and shared this concern and considered that this issue would warrant further consideration. However, given the substantive reason for refusal set out above the Board decided not to pursue this issue any further in the current appeal.