

**An
Bord
Pleanála**

**Board Direction
BD-008843-21
ABP-309441-21**

The submissions on this file and the Inspector's report were considered at Board meetings held on 03/06/2021 and 05/08/2021.

Following the meeting of the 3rd day of June, 2021, the Board decided to defer consideration of this case and to issue a Section 137 notices to the parties. At the meeting of the 5th day of August 2021, 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.

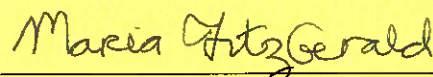
Reasons and Considerations

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 viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal including information on the applicant's employment situation, the Board is not satisfied that the applicant has a demonstrable economic or social need to live at this site within this rural area, or that the

applicant's housing need could not be met within a town or settlement. It is considered, therefore, 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 and that 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

2. The site of the proposed development is located within 'Stronger Rural Areas under Significant Urban Influence' as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion on the open countryside. Notwithstanding the revisions made to the proposed development in response to the Section 137 notice issued, and having regard to the topography of the site, the elevated positioning of the proposed development and the scale, bulk and design, the Board considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Maria FitzGerald

Date: 05/08/2021