

An  
Bord  
Pleanála

**Board Direction**  
**BD-008399-21**  
**ABP-309609-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2021.

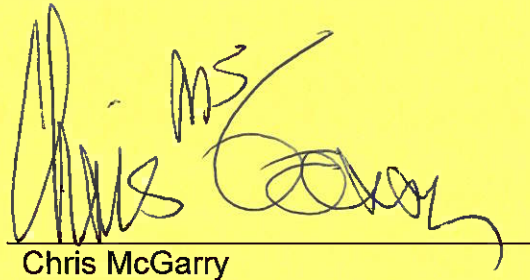
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, which seek to distinguish between urban-generated housing need and rural-generated housing need, and noting 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, in areas under urban influence, and to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements in rural areas elsewhere, and noting to the proximity of the site to existing settlements including the rural settlement of Davidstown and having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have established a demonstrable economic or social need to live at this specific site in this rural area.

The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the Ministerial Guidelines and to the over-arching provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 02/06/2021