



An
Bord
Pleanála

Board Direction
BD-008634-21
ABP-309739-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/06/2021.

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

Reasons and Considerations

1. The subject site is identified as being in a rural area under strong urban influence in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between urban-generated and rural-generated housing need for dwellings in rural locations. Furthermore, it is national policy as set out in the National Planning Framework (February 2018) 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, and notwithstanding the information submitted with the appeal, including the applicant's primary employment as a Landscape Gardener, it is considered that the applicant has not demonstrated an economic or social need to live in this rural area, or that the housing need could not be satisfactorily met in an established smaller town or village/settlement centre. The Board is not satisfied, therefore, that the applicant has satisfactorily demonstrated a rural generated housing need for a dwelling at this rural location. The proposed development would therefore be contrary to the provisions of the Development Plan and the Ministerial Guidelines, and the overarching national policy as set out in the

National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board is not satisfied, on the basis of the information on the file, and in the absence of confirmation from Irish Water, that the public water supply at this location is available and sufficient to supply the proposed development. However, in the context of the substantive reason for refusal set out above, decided not to pursue this issue in the context of the current appeal.

Board Member

Maria FitzGerald

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Date: 30/06/2021