



An  
Bord  
Pleanála

**Board Direction**  
**BD-008657-21**  
**ABP-309797-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2021.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the location of the site within a rural area under urban influence, and 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 applicants have not demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had particular regard to the overarching national policy in relation to rural housing in an area under strong urban influence, and notwithstanding the applicants' established close family ties to the area and the intention to eventually take over as the primary farmer, the Board was not satisfied on the basis of the information on the file, particularly in relation to the applicants' current occupations, that they had a demonstrable economic or social need to live in this particular rural area or that their housing need could not be satisfactorily met in an established smaller town or village/settlement centre. The Board considered therefore, that the proposed development would be contrary to the over-arching national policy as set out in NPO 19 of the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Maria FitzGerald  
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**Date:** 05/07/2021