

An  
Bord  
Pleanála

**Board Direction**  
**BD-009017-21**  
**ABP-310208-21**

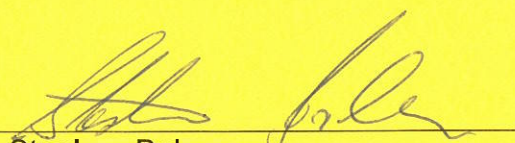
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2021.

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

#### **Reasons and Considerations**

The Board considered that notwithstanding that the applicants may have intrinsic links to the area, 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 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, and would contribute to the further 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 thus be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 03/09/2021