

An  
Bord  
Pleanála

**Board Direction**  
**BD-010293-22**  
**ABP-310451-21**

The submissions on this file (including the responses to the Board's Section 137 notice) and the Inspector's report were considered at a further Board meeting held on 16/03/2022.

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

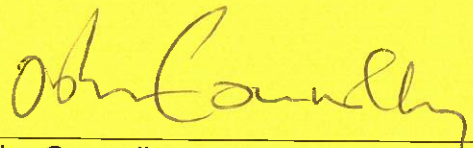
#### **Reasons and Considerations**

1. Having regard to the location of the site in the hinterland of Carrigart and within a rural area which is clearly under urban influence by reference to the pattern of existing significant housing development in the vicinity, 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 applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would 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.

2. The proposed development would constitute inappropriate backland development and, when taken in conjunction with existing development in the vicinity of the site, would contribute to the build-up and extension of ribbon development in this rural area. The proposed development would, therefore, be contrary to the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and to the relevant provisions of the Donegal County Development Plan 2018-2024, including Policy RH-P-2 relating to haphazard and ribbon development and guidance on the location of new development in rural areas. It is also considered that the proposed development, in conjunction with other dwellings in the vicinity, would exacerbate the suburban pattern of development in this rural area and would give rise to the demand for uneconomic provision of infrastructure in the hinterland of Carrigart which would be contrary to Rural Housing Objective RH-0-4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



John Connolly

**Date:** 16/03/2022