

An  
Bord  
Pleanála

**Board Direction**  
**BD-009886-22**  
**ABP-310587-21**

The submissions on this file and the Inspector's report were considered at Board meetings held on 10/12/21 and 24/01/2022.

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

#### **Reasons and Considerations**

The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out 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, and within an area identified as being under Strong Urban Pressure and a Heritage Landscape, collectively referred to as Areas of Special Control in the Clare County Development Plan 2017-2023. National Policy Objective 19 of the National Planning Framework seeks to ensure that in rural areas under urban influence, the provision of single housing in the countryside will be based on the core consideration of demonstratable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.

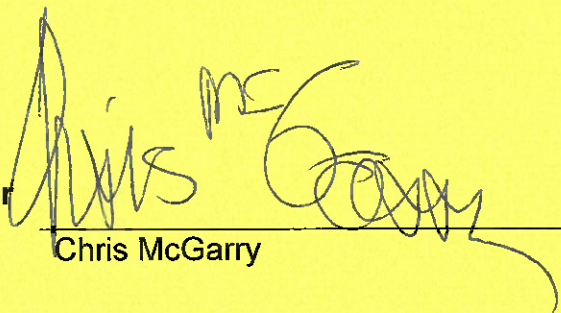
Having regard to the documentation submitted with the application and appeal and including all submissions received by the Board, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this specific rural area and is not satisfied that the housing needs of the applicant



could not be satisfactorily met in a smaller town or rural settlement. Having regard to the rural location of the site, it is considered that the proposed development would result in, and exacerbate a pattern of, haphazard development at this location, outside of a settlement area, and would, by itself and by the precedent it would set for similar such development, militate against the efficient use of services and infrastructure within nearby settlements, would contribute to the encroachment of random development in the rural area and would result in a haphazard and unsustainable form of development in an unserviced area.

The proposed development would, therefore, be contrary to the Ministerial Guidelines, to the over-arching national policy and having regard to the relevant policy objectives of the Clare County Development Plan as they relate to rural housing, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 27/01/2022