



An  
Bord  
Pleanála

**Board Direction**  
**BD-009532-21**  
**ABP-310975-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2021.

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

### **Reasons and Considerations**

Having regard to the location of the site within a rural area which is clearly 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 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 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.



**Note:**

The Board noted the Inspector's concerns regarding the location of the proposed development on elevated lands relative to the N53 and back lands relative to the adjoining residential development, and the implications of this for the visual amenities of the area, the preservation of the rural environment, the undesirable precedent for similar inappropriate development, and the excessive density of development in the area which is served by a poor road network. However, having regard to the substantive reason for refusal, the Board decided not to pursue these matters further with the parties.

**Board Member**



**Date:** 25/11/2021

John Connolly