

An  
Bord  
Pleanála

**Board Direction**  
**BD-009839-22**  
**ABP-311165-21**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2022.

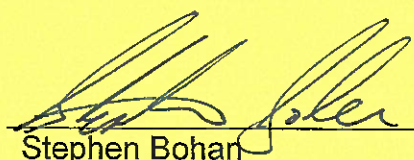
The Board decided to refuse permission for the following reasons and considerations.

#### **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) and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the planning authority's assessment which was accepted by the Board's inspector that the applicant complied with rural housing policy as set out in the relevant policies and objectives of the Sligo County Development Plan 2017- 2023, the applicant does not come within the scope of the housing need criteria as set out in the Sustainable Rural Housing Guidelines and National Policy Objective 19 for a house at this location. The proposed development, in the absence of any identified economic or social based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would not accord with the principles of proper planning and sustainable development.

Board Member

  
Stephen Bohan

Date: 24/01/2022