

An
Bord
Pleanála

Board Direction
BD-011131-22
ABP-311534-21


The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2022.

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 is located on a laneway which is substandard in terms of width, alignment, and surface treatment and where sightlines with the junction of the laneway with the county road are inadequate in a westerly direction. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on this poorly aligned and substandard road network.

Board Member


Michelle Fagan

Date: 19/08/2022

Note: Having regard to the location of this site within an Area Under Strong Urban Influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in 2005, 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 demonstratable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, the Board could not be satisfied on the basis of information on the file that the applicants come within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines.

The proposed development, in absence of any identified local based need for the house at this location, would result in a haphazard and unsustainable form of development in an unserviced rural area, 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 undermine the settlement strategy set out in the current development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Given the substantive reason for refusal given in the reasons and considerations above, and given that this is a new issue, the Board decided to include it as a note.