



An
Bord
Pleanála

Board Direction
BD-010534-22
ABP-312138-21

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

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site within a rural area under urban influence in the Donegal County Development Plan 2018-2024, and the Sustainable Rural Housing Guidelines for Planning Authorities (2005) 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 on the basis of the information on the file 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 1: The Board noted that the Inspector's concerns in relation to the omission of a completed Step 4, T-test result but was satisfied that this issue was addressed in the Site Suitability Assessment Report submitted by the Applicant in response to the appeal (dated 21st December 2021). The Board shared the Inspector's concerns regarding the inclusion of a proposed surface water pipe on lands that are outside of the red line application site boundary. However, in the context of the substantial reason for refusal set out above, the Board decided not to pursue this issue in the context of this appeal.

Note 2: The Board noted that the submission from the applicant in response to the appeal dated 20th December 2021 was not re-circulated for further submissions or observations from the appellant and/or the planning authority. However, the Board considered the contents of the submission in full but in the context of the Board's substantive reason for refusal set out above, was satisfied that further recirculation was not warranted in the particular circumstances of this appeal.

Board Member



Maria FitzGerald

Date:

19th April 2022