

An  
Bord  
Pleanála

**Board Direction**  
**BD-011806-23**  
**ABP-312979-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2023.

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

#### **Reasons and Considerations**

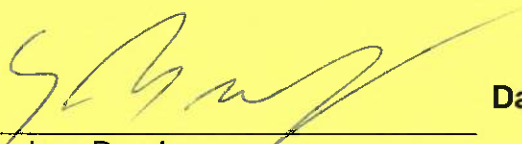
1. The site of the proposed development is unzoned and located outside of the settlement boundary of Carrick on Shannon within a rural area under strong urban influence and classified as "Low Capacity/Low Availability" area within the Leitrim County Development Plan 2015-2021, as extended. Within such areas applicants must demonstrate a housing need based on criteria contained in Policy 17 of the County Development Plan, namely demonstrating a social and/or economic local need to reside in the area whilst urban generated housing should be accommodated in Carrick on Shannon thereby consolidating the urban fabric of the town. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework (February 2018), to seek to facilitate the provision of single housing in rural areas under urban influence and pressure, 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.

No information in relation to compliance with the requirements of Policy 17 is submitted in support of the application. The proposed development, in the manner presented, is considered to represent a speculative development

which does not adhere to the criteria governing proposed development within areas of "Low Capacity/Low Availability". The proposed development is considered to be contrary to over-arching national policy including NPO 19 of the National Planning Framework in relation to the management of urban generated rural housing and contrary to Policy 17 the Leitrim County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed houses are located along the roadside bearing little relationship to their setting and giving rise to an undesirable pattern of road frontage development. The development, when taken in conjunction with existing development in the vicinity of the site, would result in the creation and extension of undesirable ribbon development within this rural area which would be contrary to the Residential Development Management Standards set out in Section 5.2.2 of the County Development Plan 2015-2021 which actively discourages ribbon development along public roads, Section 5.1.2 which encourages new development to locate within existing towns and villages and the guidance set out within Leitrim County Council's Design Guide for the Siting and Design of Single Houses within the Leitrim Countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Stephen Brophy

**Date:** 17/02/2023