

An
Bord
Pleanála

Board Direction
BD-011249-22
ABP-313147-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2022 where it was decided to defer consideration and to issue a section137 notice, and at a meeting held on 12/09/2022.

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

Reasons and Considerations

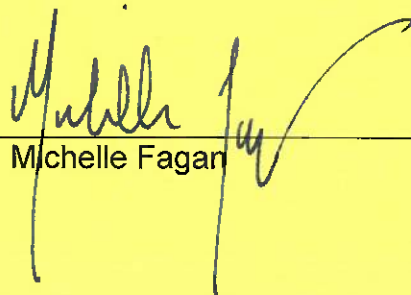
Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the 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, and on the basis of the information on the file, it is considered that the applicant has not demonstrated an economic or social need to live in this 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.

In the absence of any identified locally based need for a house at this location, the proposed development would result in a haphazard and unsustainable form of 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, the opportunity was afforded to the applicant to provide additional information in respect of their economic and social need to reside at this particular rural location, having regard to the principles of the National Planning Framework and national planning guidelines, and noting the development pressure in the vicinity for rural housing, the applicant's social and family connection to this rural area did not by itself sufficiently justify the requirement for a house in this rural area under strong urban influence.

Board Member



Michelle Fagan

Date: 12/09/2022