

An
Bord
Pleanála

Board Direction
BD-012488-23
ABP-313168-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2023.

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

Reasons and Considerations

Having regard to:

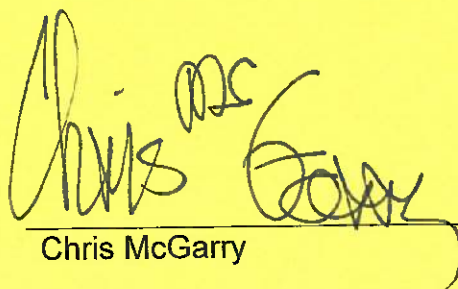
- The location of the site within a stronger rural area, as identified by the Donegal County Development Plan 2018-2024,
- The relevant provisions of the Donegal County Development Plan 2018-2024, including policy RH-P-3 (which notes that in stronger rural areas, applicants are required to comply with specified criteria regarding persons who are deemed to have a rural housing need), and the specific component of this policy which is relied on by the applicant and by the planning authority in its decision, namely *'persons with a vital link to the rural area... by the existence in the rural area of long-established ties (7 years minimum) with established family members'*,
- National Policy Objective 19 of the National Planning Framework published in February 2018, which states for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements,

- The documentation on file provided as part of the application and appeal, and
- The report of the Inspector.

It is considered, on the basis of the information submitted with the application and appeal, that the applicant has failed to establish a vital link to the rural area within the meaning of the wording of RH-P-3. In this regard it is considered that stated reference to a parent's period of linkage to the wider rural area, which occurred over 42 years ago, would not reasonably constitute the existence of long-established ties as set out in policy RH-P-3.

In the absence of a demonstrated housing need 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 and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 16/06/2023