The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2024.

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 proposed development is proposed on lands to which an agricultural zoning objective pertains and where the objective of that zoning seeks to retain and protect agricultural uses. Table 12 of the Muine Bheag/Royal Oak Local Area Plan 2017-2023, as extended states that purpose of this zoning is to ensure the retention of agricultural uses and to protect them from urban sprawl and ribbon development. Having regard to the scale of the proposed dwelling and its location in the centre of this agriculturally zoned site and the ancillary nature of the stables development on the site, it is considered, that the development as proposed, would militate against the use of the site for agricultural purposes, for which it is zoned. Furthermore, the Board does not consider that it has not been satisfactorily demonstrated in the documentation submitted that the applicants have a genuine need to live in the agricultural zone, in accordance with this zoning objective. It is therefore considered that, the development as proposed would contravene the agricultural zoning objective as set out in the Muine Bheag/Royal Oak Local Area Plan 2017-2023, as extended and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Board did not share the Inspectors view that it had not been demonstrated in the documentation submitted that sightlines at the proposed entrance are adequate or can be achieved along the site frontage of the applicant's landholding at this location on Regional Road - R724 and considered that adequate sightlines could be achieved within the site boundary.

Copy of Direction to issue with Order

Board Member   _Una Crosse_   **Date:** 19/02/2024

Una Crosse