



An
Bord
Pleanála

Board Direction
BD-014888-23
ABP-314874-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/12/2023.

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 information submitted with the application and the appeal, to the location of the site within an Area under Urban Influence and to the provisions of Policy RH P11, Section 3.16 and Table 3.5 of the Carlow County Development Plan 2022-2028, where compliance with criteria for either one of Categories 1 or 2 must be demonstrated, it is considered that the applicant has not satisfactorily demonstrated that she fulfils the criteria for rural housing at the subject location. The proposed development would not, therefore be in accordance with the proper planning and sustainable development of the area.

Note

The Board decided, at a meeting held on 27 October 2023, to follow the advice of the Inspector as set out in Section 7.3.4 of their report and invited all parties under Section 137 of the Planning and Development Act 2000, as amended (Correspondence dated 1 November 2023) to comment on the relevant policies included in the Carlow County Development Plan 2022-2028.

A response to same was received from the Planning Authority and the Board noted that the response from the Planning Authority confirmed the Inspectors interpretation of the rural housing policy now pertaining on the site. The Board also noted that the

applicant did not respond to the Board's invitation to address the new policy and in this regard the Board were satisfied that the recommendation of the Inspector as set out in their report dated 30 May 2023 satisfactorily considered the policy provisions pertaining to the site and on this basis the Board decided to refuse permission, generally in accordance with the Inspector's recommendation for the reasons and considerations outlined above.

Board Direction to issue with Order.

Board Member



Una Crosse

Date: 19/12/2023