



An  
Bord  
Pleanála

**Board Direction**  
**BD-015530-24**  
**ABP-316084-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

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

### **Reasons and Considerations**

1. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. It is an objective of the planning authority, as expressed in the current Development Plan for the area, to encourage further growth of existing settlements and restrict rural housing to cases where there is a bona fide necessity to live in the rural area instead of existing settlements. This objective is considered reasonable. It is considered that the applicant has not proven an economic or social need to live in this rural area and as such the proposed development would contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The local road network because of its narrow width and poor alignment is only capable of serving traffic associated with the existing housing stock in the area. The proposed development by reason of the extra traffic movements that would be generated and by reason of the precedent it would set for other such development

would result in increased traffic on these narrow rural roads and would therefore endanger public safety by reason of traffic hazard.

**Board Member**

  
Stephen Bohan

**Date:** 22/02/2024