



An
Coimisiún
Pleanála

Direction
CD-020550-25
ABP-321366-24

The submissions on this file and the Inspector's report were considered at a meeting held on 28/08/2025.

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

Planning

Commissioner:

Date: 28/08/2025

Mary Currie
Mary Currie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the siting, layout and design of the proposed development, the location of the site within the Landscape Character Type Blackstairs and Mount Leinster Uplands within the Carlow County Development Plan, 2022-2028 which has low capacity for rural housing, and the extent of existing piecemeal residential development in the immediate area, it is considered that the proposed development fails to appropriately integrate with its physical surroundings and would consolidate and contribute to the build-up of further haphazard and piecemeal residential development in the open countryside and therefore fails to comply with Policy RH.P6 as set out in the Carlow County Development Plan 2022-2028. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the inspector's third recommended reason for refusal in relation to the applicant's housing need in an 'Area Under Strong Rural Influence' and considered that while the applicant had not provided evidence to demonstrate a functional social requirement to live in the area, the applicant had demonstrated that they had lived full time in the local area for more than five consecutive years as per the criteria set out in Section 3.16.2 of the development plan and therefore the Commission considered that this was not grounds for refusal in itself.