



Planning and Development Acts 2000 to 2018

Planning Authority: Carlow County Council

Planning Register Reference Number: 17/274

APPEAL by Thomas and Elizabeth Cummins of Carrigslaney, Kilbride, County Carlow against the decision made on the 21st day of December, 2017 by Carlow County Council to grant subject to conditions permission to Cormac and Bridget Maher care of Butler Architecture of Kilmaglin, Fenagh, County Carlow.

Proposed Development: Single storey dwelling, septic tank and percolation area, bored well, widening of existing entrance to accommodate proposed wing walls, and ancillary site works at Carrigslaney, Kilbride, County Carlow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site within an Area Under Urban Influence as identified in the current Carlow County Development Plan, and to National Policy Objective 19 of the National Planning Framework (February, 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, 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 contravene the provisions of the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to National Policy Objective 19 of the National Planning Framework (February 2018).

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.