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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 18/158**

**APPEAL** by Stewart and Daphne Handcock care of Planning and Design Services of Carlow Gateway Business Centre, Athy Road, Carlow against the decision made on the 22<sup>nd</sup> day of June, 2018 by Carlow County Council to refuse permission.

**Proposed Development:** Construction of a single storey dwelling, domestic garage, septic tank and percolation area, new entrance, bored well and all associated site works at Rutland, Palatine, County Carlow. The proposed site is situated approximately 250 metres north-west of a protected structure CW 543.

**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**

The proposed development would constitute random residential development in a rural area which is under strong development pressure, and which is lacking in certain public services and community facilities. It is the policy of the planning authority, as set out in the Carlow County Development Plan 2015–2021, to restrict development in rural areas to serve the needs of certain defined categories of person engaged in agriculture or with strong ties to the area and to restrict the granting of permission for a rural house to one applicant. It is considered that the applicant currently owns a house already and therefore does not come within the scope of the housing need criteria as set out in the development plan or in the document ‘Sustainable Rural Housing Guidelines for Planning Authorities’ issued by the Department of the Environment, Heritage and Local Government in April 2005. The proposed development would conflict with Section 2.7.5 of the Carlow County Development Plan 2015–2021, would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

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

**Dated this            day of            2018.**