



Planning and Development Acts 2000 to 2018

Planning Authority: Carlow County Council

Planning Register Reference Number: 18/455

APPEAL by Ciara Edwards and Eddie Gorman care of Planning and Design Solutions of Lismard House, Tullow Street, Carlow against the decision made on the 22nd day of January, 2019 by Carlow County Council to refuse permission to the said Ciara Edwards and Eddie Gorman.

Proposed Development Construct single storey dwelling, single storey garage, bored well, waste water treatment system, new domestic entrance and all associated site works, all at Crosslow, Tullow, 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

1. Having regard to the location of the site within an area under urban influence, where housing is restricted to persons demonstrating rural housing need in accordance with the current Carlow Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria, as set out in the Development Plan, for a house at this location. Furthermore, having regard to National Policy Objective 19 of the National Planning Framework, issued by the Department of Housing, Planning and Local Government in 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 come within the scope of the housing need criteria, as set out in 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, therefore, be contrary to the proper planning and sustainable development of the area.

2. Taken in conjunction with existing housing 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 core strategy and settlement hierarchy set out in the current Carlow County Development Plan, to encourage growth of towns and smaller settlements and to avoid excessive development in un-serviced rural areas. This objective is considered reasonable. The proposed development 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.

3. The application site is served by a substandard road network which is inadequate in width and alignment. The proposed development would give rise to additional traffic movements on this substandard road network and would, therefore, endanger public safety by reason of traffic hazard.

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

Dated this day of 2019.