



Planning and Development Acts 2000 to 2020

Planning Authority: Offaly County Council

Planning Register Reference Number: PL2/20/249

APPEAL by Eddie Brewer or 89 The Old Mill, Jamestown, Ratoath, County Meath against the decision made on the 19th day of August, 2020 by Offaly County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new storey and half dwelling, effluent treatment system with polishing filter and all associated site works, all at Townparks, Togher, Daingean, County Offaly.

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. The subject site is located within a rural area under pressure for rural housing, as identified in the Offaly County Development Plan 2014. Furthermore, the site is located in an area that is designated as under urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in the National Planning Framework. Having regard to the location of the site within a rural area under urban influence, 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 has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the submissions made in connection with the application and appeal, the Board is not satisfied that the applicant has demonstrated a rural housing need to live in this rural area as required under Rural Housing Policy SSP-18 of the current Offaly County Development Plan. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the current Offaly County Development Plan, 2014 or in national policy for a house at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021.