

An
Bord
Pleanála

Board Order
ABP-309032-20

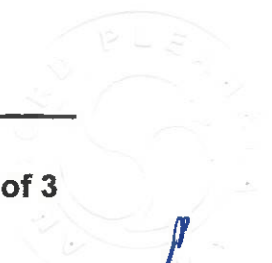
Planning and Development Acts 2000 to 2020

Planning Authority: Offaly County Council

Planning Register Reference Number: 20/189

APPEAL by Ethna Dolan of Glebe, Belmont, County Offaly and by others against the decision made on the 25th day of November, 2020 by Offaly County Council to grant subject to conditions a permission to Niall and Linda Donaghy care of MMA Architects of 6 Centre Court, Blyry Business and Commercial Park, Athlone, County Westmeath.

Proposed Development: A new dwellinghouse, garage, new entrance, proprietary effluent treatment system and polishing filter and all ancillary site works at Clonllyn Glebe, Belmont, Birr, 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

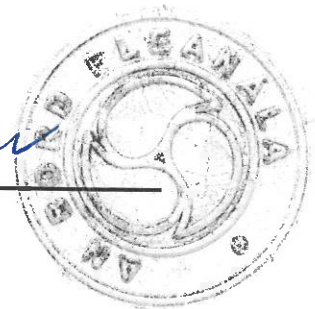
Having regard to the location of the site within an area identified as being under "strong urban influence" (Map 1.3 – Rural Area Types in County Offaly) and as a "pressure area" (Map 1.4 – Rural Housing Policy Map) in the current Offaly County Development Plan, to Regional Policy Objective RPO 4.80 of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031, and to National Policy Objective 19 of the National Planning Framework which seeks to facilitate the provision of single houses in the countryside in areas under urban influence based on the core consideration of demonstrable economic or social need to live in a rural area, it is considered that the applicants do not come within the scope of the housing need criteria as set out for a house at this location. It is considered that the applicants have not sufficiently 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 Regional Policy Objective 4.80 and National Policy Objective 19. In the absence of any identified locally-based need for the house, the proposed development would be contrary to regional and national housing policy and objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Prendergast

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 10th day of June 2021.