

An
Bord
Pleanála

Board Order ABP-309133-21

Planning and Development Acts 2000 to 2020

Planning Authority: Westmeath County Council

Planning Register Reference Number: 20/7159.

Appeal by Aaron Ganley care of Vitruvius Hibernicus of 2 The Gate Lodge, Windsor Close, 81 Lower Windsor Avenue, Belfast, Northern Ireland against the decision made on the 9th day of December, 2020 by Westmeath County Council to refuse outline permission for the proposed development.

Proposed Development: Construction of a dwellinghouse and wastewater treatment unit, boundary fences/walls and driveway, all at site at Twyford, Bealin, Athlone, County Westmeath.

Decision

REFUSE outline 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.

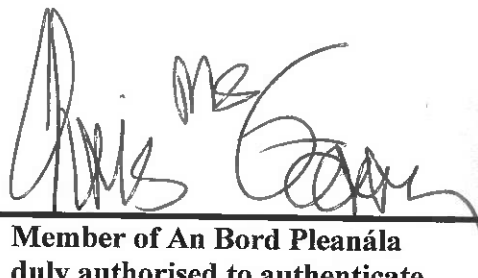
Reasons and Considerations

1. The site of the proposed development is located within a rural area, identified as an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is the policy to distinguish between urban-generated and rural-generated housing need and an area identified as 'rural area under strong urban influence' as shown on Map 9.1 of the Westmeath County Development Plan 2021-2027. Furthermore, it is noted in the Development Plan that the Council will manage sustainable growth in designated 'rural areas under strong urban influence' and facilitate the provision of single houses in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area having regard to inter alia, compliance with guidelines and plans and to the viability of smaller towns and rural settlements. Taking account of the subject site's location in an area designated under urban influence, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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. Having regard to the documentation submitted with the planning application and appeal, including the absence of detailed evidence relating to the nature and specific extent of the applicant's stated occupation in bloodstock enterprise and whether or not this would equate to the applicant's predominant occupation, the Board is not satisfied that the applicant has a demonstrable need to reside at this location or that he comes within the scope of the housing need criteria as set out in the Guidelines, or has a demonstrable economic or social need for the proposed dwelling in this rural area, or that the housing needs of the applicant could not be satisfied in a smaller town or rural settlement. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the overarching



national policy, having regard to the provisions of the Westmeath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contribute to the encroachment of random development in a rural 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.



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



Dated this 7th day of May 2021