

Planning and Development Acts 2000 to 2021

Planning Authority: Offaly County Council

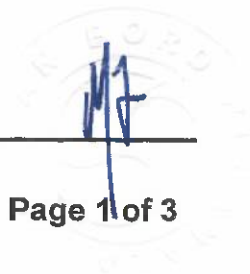
Planning Register Reference Number: 21/675

APPEAL by Linda White of Downlands, Cloonaloughan, Cloughjordan, County Offaly against the decision made on the 1st day of March, 2022 by Offaly County Council to grant subject to conditions a permission to Amanda Byrne of Burntwood, Cloughjordan, County Tipperary.

Proposed Development: Dwelling house, septic tank and percolation area, garage/store and entrance at Cloonaloughan, Cloughjordan, County Offaly.

Decision

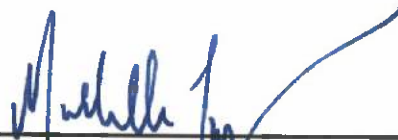
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.



Reasons and Considerations

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, and, on the basis of the information submitted with the application and the appeal, it is considered that the applicant has not demonstrated an economic or social need to live in this 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 of the National Planning Framework. In the absence of any identified locally based need for a house at this location, the proposed development would result in a haphazard and unsustainable form of 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the opportunity was afforded to the applicant to provide additional information in respect of her economic and social need to reside at this particular rural location, having regard to the principles of the National Planning Framework and national planning guidelines, and noting the development pressure in the vicinity for rural housing, the applicant's social and family connection to this rural area did not by itself sufficiently justify the requirement for a house in this rural area under urban influence.



Michelle Fagan

Member of An Bord Pleanála

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



Dated this 16th day of September 2022.