



An
Bord
Pleanála

Inspector's Report

ABP-313687-22

Development	House with domestic garage, septic tank and wastewater treatment system. NIS included
Location	Clare, Oughterard, Co. Galway.
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	211980
Applicant(s)	Hilda Higgins and Eric Flynn.
Type of Application	Permission.
Planning Authority Decision	Grant Permission with conditions
Type of Appeal	Third Party
Appellant(s)	Gabriel and Anne Mortimer.
Observer(s)	None
Date of Site Inspection	7 th February 2023.
Inspector	Bríd Maxwell

1.0 Site Location and Description

- 1.1. This appeal relates to a greenfield site of .23 hectares located within the townland of Clare, Oughterard, Co Galway. The site abuts a narrow minor local road running north of the Clifden Road N59 at the western end of the village. The appeal site is relatively flat and is defined by a stone wall and ash trees along the western front boundary while there is also a stone wall inside the northern site boundary. There is a two storey dwelling of recent construction on the adjoining site to the south with a two storey opposite this and two single storey semi-detached dwellings opposite the site to the northwest. There are two single storey detached dwellings northwest across the road with a housing development's 'Sruthán an Chláir' located to the northwest which is accessed off another local road to the west.
- 1.2. The roadside along the appeal site frontage represents one of a number of pinch points along this road whereas the adjoining boundary to the south has been setback as part of the development of the adjoining dwelling site.

2.0 Proposed Development

- 2.1. The application seeks permission for the construction of a new dwellinghouse 263sq.m with septic tank, wastewater system and domestic garage 32.5sq.m. Following a request for additional information the layout was revised to provide for a 25m setback from the roadside boundary.

3.0 Planning Authority Decision

3.1. Decision

By order dated 25th May 2022 Galway County Council issued notification of the decision to grant permission and 15 largely standard conditions were attached. Condition 15 required the payment of a contribution of €4,124.50 in accordance with the Council's Development Contribution Scheme.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planner's initial report noted the location within the settlement boundary as defined in the Oughterard LAP 2006-2012 (expired) and asserted that the site is within the urban fabric of Oughterard. Dwelling should be set back in line with the established building line of the dwelling on the adjoining site to the south. Written confirmation of landowners consent to make the application and also with respect to setting back of roadside boundary outside the confines of the site to provide the necessary sightlines is required. Dwelling design considered acceptable. Utility pole along roadside boundary to be set back. Further information was requested to address these matters.

Following response to the request for additional information the planner's report recommends permission subject to conditions.

3.2.2. Other Technical Report

No other reports

3.3. **Third Party Observations**

Submission from Carmel Joyce, Claremount Oughterard. Objects on grounds of overlooking and loss of privacy, traffic safety issues, destabilisation of stone walls. Design incongruous and out of character. Applicants have no connection to the location.

Dr Gabriel Mortimer and Mrs Anne Mortimer, Claremount Oughterard express concerns regarding traffic safety and capacity issues, potential for damage to dry stone walls and negative impact of loss of trees. Overlooking and loss of privacy. Concerns regarding pollution potential from septic tank. The objectivity of the Natura Impact Statement is questioned as it was commissioned by the developer.

Submission from James Geoghan, Claremount a neighbouring resident indicates that he has no objection to the proposed development.

4.0 **Planning History**

No planning history on the appeal site.

5.0 Policy Context

5.1. Development Plan

I note that subsequent to the decision of the local authority the Galway County Development Plan 2022 came into effect on 20th June 2022.

Oughterard is designated as a small growth town.

The appeal site lies outside the settlement boundary for the village.

As regards rural housing policy, Map 4.2 the site is within Zone 4 Landscape Category 2-4 and Zone 2 Galway County Transport and Planning Study (GCTPS)

RH2 Applies

RH 2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)

It is policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the following criteria:

1(a) Those applicants with long standing demonstrable economic and/or social Rural Links* or Need to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(b) Those applicants who have no family lands, or access to family lands, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links* or Need and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have immediate family connections in the area e.g. son or daughter of longstanding residents of the area. Having established a Substantiated Rural Housing Need*, such persons making an application on a site within an 8km radius of their original family home will be accommodated, subject to normal development management.

To have lived in the area for a continuous seven years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(c) Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(d) Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

OR

1(e) Where applicants can supply, legal witness or land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.

OR

1(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations

OR

1(g) Rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Villages. Rural Villages dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

2. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

Definitions applied above:

* Rural Links

For the purpose of the above is defined as a person who has strong demonstrable economic or social links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life. To have lived in the area for a continuous seven years or more is to be recognised

as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

* Substantiated Rural Housing Need:

Is defined as supportive evidence for a person to live in this particular area and who does not or has not ever owned a house/received planning permission for a single rural house or built a house (except in exceptional circumstances) in the area concerned and has a strong demonstrable economic or social need for a dwelling for their own permanent occupation. In addition, the applicants will also have to demonstrate their rural links as outlined above.

* Urban generated housing demand Rural Village Dwellers:

Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. There are many rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages.

They have no possibility of finding a site within the particular Rural Villages. Rural Villages dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

* Urban Fringe:

Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants who wish to build within this area must generally be from within an 8km radius of the proposed site and will be requested to establish a Substantiated Rural Housing Need as per RH2.

5.2. **Natural Heritage Designations**

The site is within 100m of the Lough Corrib SAC.

5.3. **EIA Screening**

Having regard to the nature of the development comprising construction of a new dwelling together with a new proprietary wastewater treatment system it is considered that there is no real likelihood of significant effects on the environment

arising from the proposed development. The need for an environmental impact assessment can, therefore, be excluded by way of preliminary examination.

6.0 The Appeal

6.1. Grounds of Appeal

The appeal is submitted by Brendan McGrath and Associates on behalf of Dr Gabriel and Mrs Ann Mortimer, Claremount, Oughterard. Grounds of appeal are summarised as follows:

Proposal is contrary to national guidance in respect of rural housing and contrary to the Development Plan and Galway County Development Plan 2022-2028.

Site outside the settlement boundary as defined in the Galway County Development Plan 2022

Permission was granted primarily on the basis that in 2005 the site was zoned for residential development in a now defunct local area plan.

Proposal will damage the character of an attractive rural lane by way of destruction of dry stone walls and roadside tress. The creation of roadside parking and visibility splays would have damaging adverse impact on the visual amenity of the laneway.

A grant of permission would be contrary to the underlying principle of the National Planning Framework of more compact and sustainable urban development. It is not possible to justify building a house on this unserviced unzoned site outside the boundary of a rural town which has land that is zoned and serviced for residential development. A grant of permission would set an undesirable precedent.

6.2. Applicant Response

6.2.1 The response by Gavin Architects on behalf of the first party is summarised as follows:

- The existing road is used to access several dwellings further up the lane and the local authority have indicated that the roadway would have to be widened in the near future even if the development was not carried out.

- Trees are ash and are severely affected by ash dieback disease.
- Walls are not of any unique conservation value and are vulnerable to being hit by vehicles in sections and are in poor condition.
- Proposal will make the access road safer and will negate the risk of stonewall collapse.
- The aesthetic of the stone will be maintained by reusing stone.
- Precedence of detached dwellings at this location.
- Site is close to the town centre and housing estate.
- Even if the applicant's were applying for permission on un-zoned lands they have fully demonstrated a housing need.
- Application follows best practice by constructing a dwelling in a settlement.
- Appropriate Assessment Screening and Natura Impact Assessment show that the proposal will not have significant effect on Natura 2000 sites.

6.3. **Planning Authority Response**

The Planning Authority did not respond to the grounds of appeal.

6.4. **Observations**

No submissions.

7.0 **Assessment**

- 7.1. Having regard to the grounds of appeal and other documentation on file I consider that the appeal can be assessed under the following broad headings.

Principle of Development.- Settlement Policy

Design and Layout and Impact on the Amenities of the Area

Appropriate Assessment

7.2. Principle of Development – Settlement Policy

7.2.1 Having regard to the location of the site outside the settlement boundary of Oughterard and given the absence of public sewerage facilities to service the site, a precautionary approach to facilitating individual houses serviced by on site wastewater treatment systems would be advisable to avoid compromising the longer term sustainable evolution of the town.

7.2.2 Given the location within the rural hinterland of Oughterard Rural Housing Policy RH2 applies. Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1). The applicants currently reside in Oughterard and based on the information provided on the appeal file do not have a demonstrable economic or social rural housing need or functional dependence to justify the proposed development. The proposal would clearly constitute urban generated development and would therefore be contrary to the NPF sustainable Rural Housing Guidelines and the rural settlement strategy of the Galway County Development Plan 2022.

7.3 Design and Layout and Impact on the Amenities of the Area.

7.3.1 As regards the design and layout I note that the proposal is for a two storey dwelling with a single storey rear annex. Whilst the site is locally elevated from the southern approach I do not consider that the visual impact would be significant. Given the distance to adjacent residential properties I consider that no undue impact in terms of overlooking, overshadowing or loss of residential amenity would arise. I consider that the proposed house would be unlikely to appear to seriously disrupt the pattern of development in the area.

7.3.2 I note that the layout was revised in response to the request for additional information whereby the proposed dwelling set back was increased from 18.6m to 25m from the front roadside boundary to align more closely with the established dwelling on the adjoining site to the south.

7.3.4 As regards servicing - wastewater treatment it is proposed to install a Tricel Novo Packaged Wastewater Treatment System. Site suitability assessment describes the soil profile as 0-150mm organic crumb topsoil, with granular boulder clay from 0.3m and 150-460mm granular sand ay 1.0m. In the trial hole excavated to 2.5m neither water table nor bedrock were encountered. A T value of 5.58m and P value of 6.39m was recorded. Based on the submitted information it appears that it is technically feasible to provide for a system in accordance with EPA Code of Practice and minimum separation distances can be achieved. However, given the location of the site on the adjoining the settlement boundary and having regard to potential proliferation of such systems, I consider that it is appropriate that the precautionary principle should apply. In my view justification for the development of these lands on the basis of servicing by way of private individual wastewater treatment systems has not been provided.

7.3.5 On the issue of sightlines and roadside boundary setback I note that it is proposed to setback the entire roadside boundary and to setback the boundary wall on lands outside the site boundary to the north to achieve the necessary sightlines. A letter of consent from the landowner in this regard was included in the response to the request for additional information. I note third party concerns regarding the visual impact of the stone wall and ash tree removal however the first party notes that the trees are affected by ash dieback disease and it is proposed to replace the front stone boundary wall thereby mitigating the visual impacts arising. As regards traffic safety and capacity issues I note the narrow nature of the roadway accessing the site however the level of traffic arising from a single dwelling would not be significant and therefore there is in my view no basis for refusal on traffic grounds.

7.4 Appropriate Assessment

7.4.1 Compliance with Article 6(3) of the Habitats Directive

The requirements of Article 6(3) as related to screening the need for appropriate assessment of a project under Part XAB, section 177U of the Planning and Development Act 2000 (as amended) are considered fully in this section.

Background to the application

On the issue of appropriate assessment, the application is accompanied by a Natura Impact Statement and a Construction Environment Management Plan by Aster Environmental Consultants Ltd. The appropriate assessment screening report provides a description of the proposed development, identifies European Sites within a possible zone of influence of the development, identifies potential pathways and impacts, and assesses the significance of potential impacts.

The applicants AA screening report concluded that significant effects are expected on the qualifying interest or conservation objectives of the Lough Corrib SAC as a result of the proposed development, alone or in combination with other plans and projects in the area, and therefore a Natura Impact Statement is required.

Having reviewed the documents, I am satisfied that the information allows for an examination and identification of any potential significant effects of the development, alone or in combination with other plans and projects, on European sites.

7.4.2 Screening for Appropriate Assessment – Test of likely significant effects

The proposed development is not directly connected with or necessary to the management of a European site and therefore it needs to be determined if the development is likely to have significant effects on a European Site.

The proposed development is examined in relation to any possible interaction with European sites designated Special Conservation Areas SAC and Special Protection Areas SPA to assess whether it may give rise to significant effects on any European site.

Description of Development

The applicant provides a description of the project in Section 2.0 of the NIS Report. In summary, the proposal comprises the construction of a single dwellinghouse with effluent treatment plant and all associated site works.

The Construction Environmental Management Plan, describes best practice environmental control measures to be employed during construction stage.

Taking account of the characteristics of the proposed development in terms of its location and the scale of works, the following issues are considered for examination in terms of implications for likely significant effects on European sites:

- Construction related – uncontrolled surface water silt / construction related pollution.
- Operational – uncontrolled surface water pollution run off. Wastewater pollution.
- Habitat loss / fragmentation
- Habitat disturbance / species disturbance (construction and or operational)

Submissions and observations.

No submissions raise specific issues with regard to impact on European sites. .

7.4.3 European Sites

The development site is located within 100m of the Lough Corrib SAC. A number of other European sites occur within 15km of the site within a possible zone of influence. Where a possible connection between the development site and a European Site has been identified, these sites are examined in more detail.

European sites within 15km possible zone of influence include :

Natura 2000 Site	Site Code	Distance
Lough Corrib SAC	000297	100m
Lough Corrib SPA	004042	1.6km
Connemara Bog Complex SAC	002034	2.8km
Gortnandarragh Limestone Pavement SAC	001271	6.9km
Ross Lake Woods SAC	001312	7.7km
Connemara Bog Complex SPA	004181	8.4km
Cloughmoyne SAC	000479	11.7km
Maumturk Mountains SAC	002008	13km
Lough Carra / Mask Complex SAC	001774	13.2km

7.4.4 Identification of Likely Effects

The site of the proposed development comprises a greenfield grassland site with ash trees along roadside boundary and dry stone granite wall along the western and within the northern boundary. The proposed development is not connected with or necessary for the conservation management of any Natura 2000 site. The site of the proposed development is not located in a European site however is within 100m of the Owenriff River and Lough Corrib SAC. On the basis of absence of source pathway receptor connection to the remaining sites above there is no likelihood of significant effects on these sites and they are screened out.

The range of activities arising from the construction and operation of the proposed development that would possibly have any potential effects on European sites would relate to pollution of surface water due to run off including during construction activities and species disturbance.

As regards In-combination effects there are no known development projects or plans with which significant in-combination effects would arise.

Mitigation Measures

No measures designed or intended to avoid or reduce any harmful effects of the proposed development on a European site have been relied upon in this screening exercise.

7.4.5 Screening Determination

The proposed development has been considered in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. Having carried out Screening for Appropriate Assessment of the project, it has been concluded that there is no likelihood of significant effects to 8 sites within the possible zone of influence. The potential for significant effects to European Sites, the Lough Corrib SAC, cannot be excluded due to proximity and surface and groundwater connectivity. As the project individually or in combination with other plans or projects would be likely to give rise to significant effects on Lough Corrib in view of their Conservation Objectives, Appropriate Assessment is therefore required.

This determination is based on the following:

- The nature and extent of the proposed development, with emphasis placed on surface water discharges,
- The proximity to European sites, and
- The known pathways between the site and the European site.

The possibility of significant effects on other European sites has been excluded on the basis of objective information. The following European sites have been screened out for the need for appropriate assessment.

Lough Corrib SPA	004042	1.6km
Connemara Bog Complex SAC	002034	2.8km
Gortnandarragh Limestone Pavement SAC	001271	6.9km
Ross Lake Woods SAC	001312	7.7km
Connemara Bog Complex SPA	004181	8.4km
Cloughmoyne SAC	000479	11.7km
Maumturk Mountains SAC	002008	13km
Lough Carra / Mask Complex SAC	001774	13.2km

Measures intended to reduce or avoid significant effects have not been considered in the screening process.

7.4.6 The Natura Impact Statement

The application included a Natura Impact Statement and Construction Environmental Management Plan by Aster Environmental Consultants Ltd. which examines and assesses the potential adverse effects of the proposed development on the following sites:

Lough Corrib SAC Site Code 000297

The NIS sets out an assessment of potential adverse effects arising from potential mobilisation of sediments, fuel spillage or leakage use of concrete products resulting in pollution run off and sets out mitigation measures to address potential adverse

effects arising from diffuse pollution to surface waters. The conclusion of the NIS was as follows:

“With mitigation in place no negative impacts on the conservation status of the Natura 2000 network and its associated habitats and species are anticipated as a result of this development. This project is considered to be in line with the requirements of the habitats directive.”

I note the considerations of the local authority Planner, outlined in the planning report which concluded that there is no real likelihood of significant effects on the qualifying interests arising from the proposed development. *“No further assessment is required. The Planning Authority are satisfied with the conclusion of the NIS a condition can be attached to planning that the applicant shall comply with the Construction Environmental Management Plan.”*

7.4.7 Appropriate Assessment of Implications of the Proposed Development

This assessment considers aspects of the proposal which could result in significant effects. Mitigation measures designed to avoid or reduce any adverse effects are considered and assessed. The assessment has had due regard to the applicant’s submitted AA Screening, the Natura Impact Statement, and the reports on file.

The following guidance is adhered to in the assessment:

DoEHLG (2009) Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities.

EC (2002) Assessment of plans and projects significantly affecting Natura 2002 sites. Methodological guidance on the provisions of Articles 6(3) and 6(4) of the Habitats Directive 92/43/EC.

EC (2018) Managing Natura 2000 sites.

7.4.8 European Sites

The following sites are subject to Appropriate Assessment

Lough Corrib SAC

A description of the site and its conservation and qualifying interests / special conservation interests, including any relevant attributes and targets for these sites, are set out at Section 5 of the NIS.

Relevant Aspects of the Proposed Development

The main aspects of the proposed development that could adversely affect the conservation objectives of the European site are potential water pollution from wastewater, hydrocarbons, wet cement and silt laden run off.

Pathways for significant effects on the integrity of the qualifying habitats are identified in relation to the site specific conservation objectives of Oligotrophic to mesotrophic standing waters with vegetation of the littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130], Water courses of plain to montane levels with the Ranunculion vegetation [3260]. Pathways for significant effects on the integrity of species in relation to the site specific conservation objectives of Freshwater Pearl Mussel (*margaritifera margaritifera*) [1029], brook lamprey (*lampetra planeri*)[1096], Salmon (*salmo salar*)[1106] and otter (*lutra lutra*)[1355].

Potentially Significant Cumulative Effects

There are a number of plans and projects within the Owenriff catchment which have the possibility of impacting water quality. There are no known development projects or plans with which significant in-combination effects would arise.

Mitigation

The submitted NIS and CEMP detail the range of mitigation measures intended to be employed as part of the proposed development. These include:

- Bunding of chemicals or lubricants
- Emergency spill kits and drip trays.
- Measures to prevent silt entering the water system.
- Good site management.
- Re-vegetating away from site.
- Maintenance of plant and equipment.
- Biosecurity measures.
- Sewage treatment to EPA standards.

Much of what is being proposed constitutes best practice construction and operation methodologies.

Integrity Test

I have noted above the proposed mitigation measures aimed to ensure that significant effects would not result for the qualifying features of the Lough Corrib SAC.

In relation to **Lough Corrib SAC Site Code 000297** the conservation objective is to maintain or restore the favourable conservation condition of the protected habitats and species. The project is not within the SAC and therefore no direct impacts are predicted. In relation to indirect impact to Oligotrophic to mesotrophic standing waters with vegetation of the littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130], Water courses of plain to montane levels with the Ranunculion vegetation [3260], Freshwater Pearl Mussel (*margaritifera margaritifera*) [1029], brook lamprey (*lampetra planeri*)[1096], Salmon (*salmo salar*)[1106] and otter (*lutra lutra*){1355}.

The pathway for adverse effect during operational and construction phase relate to potential water pollution risks as a result of disturbance of soil and mobilisation of sediments on site, fuel spillage or leakage, use of concrete during construction and wastewater pollution.

Following the implementation of mitigation, the construction and operation of this proposed development will not adversely affect the integrity of this European site and no reasonable doubt remains as to the absence of such effects.

Following the appropriate assessment and the consideration of mitigation measures, I am able to ascertain with confidence that the project would not adversely affect the integrity of the Lough Corrib SAC in view of the Conservation Objectives of this site. This conclusion has been based on a complete assessment of all implications of the project alone and in combination with plans and projects.

7.4.9 Appropriate Assessment Conclusion

The proposed development has been considered in light of the assessment requirements of the Planning and Development Act 2000 as amended.

Having carried out screening for appropriate assessment of the project, it was concluded that it may have a significant effect on the Lough Corrib SAC. Consequently, an appropriate assessment was required of the implications of the project on the qualifying features of these sites in light of their conservation objectives.

Following an appropriate assessment, it has been ascertained that the proposed development individually or in combination with other plans or projects would not adversely affect the integrity of the European site Lough Corrib SAC (Site Code 000297), or any other European site, in view of the site's Conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed development and there is no reasonable doubt as to the absence of adverse effects.

The conclusion is based on:

- A full and detailed assessment of all aspects of the proposed project including proposed mitigation measures in relation to the Lough Corrib SAC
- Detailed assessment of in combination effects with other plans and projects and
- No reasonable scientific doubt as to the absence of adverse effects on the integrity of Lough Corrib SAC

7.4.1 Recommendation

7.3. I recommend that the Board uphold the appeal and refuse permission for the following reasons:

8.0 Reasons and Considerations

Having regard to the location of the site outside the settlement boundary of Oughterard and within a rural area under strong urban pressure where housing is restricted to persons who can demonstrate rural-generated housing need in accordance with policy RH2 of the Galway County Development Plan 2022 and 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, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. As a result, the Board considers that the proposed development 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Bríd Maxwell
Planning Inspector

23 May 2023