



An
Bord
Pleanála

Board Direction
BD-006990-20
ABP-307736-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/01/1970.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is in an unserviced rural area under strong urban influence as identified in the Guidelines for Planning Authorities on Sustainable Rural Housing issued by the Department of the Environment, Heritage and Local Government in April 2005, and where housing is restricted to persons demonstrating local need in accordance with Policy RD POL 1 and Section 10.4 of the current Meath County Development Plan. The proposed development would contravene the policies set out in those guidelines, in the development plan to restrict the development of housing in such rural areas. The proposed development of 4 houses would not comply with the housing need criteria as set out in the Guidelines or the development plan for houses at this location. The proposal would, in conjunction with the existing houses of the area, constitute an excessive density of suburban-style development which 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.

2. 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 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.

3. The on-site treatment system has not been designed to cater for the increase in population from the proposed development and it is considered that the capacity of the on-site treatment system, taken in conjunction with existing development on the site, is inadequate for the satisfactory disposal of septic tank effluent. The proposed development would, therefore, be prejudicial to public health. It is also considered that the inadequate treatment of effluent would have a detrimental impact on the fish species of the adjoining River Ward due to water pollution and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board agreed with the Planning Inspector that there was inadequate information on the file on the proposals for the collection and disposal of surface water on the site but decided in the context of the substantive reasons for refusal set out above not to pursue this issue.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 19/11/2020

Maria FitzGerald