



Board Direction

Ref: **PL17.245636**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th February 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. The proposed development is located in an area identified as being under strong urban influence in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government (2005), and in a "Rural Area Under Strong Urban Influence", where housing is restricted to persons demonstrating local need, in accordance with the Meath County Development Plan, 2013 – 2019. On the basis of the documentation submitted in support of the application and the appeal, the Board is not satisfied that the applicant has demonstrated compliance with the housing need criteria as set out in the Guidelines or the Development Plan for a house at this rural location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the 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.
2. The proposed development is located on a minor rural road that is substandard in terms of its surface condition, width, horizontal alignment and carrying capacity. Having regard to the failure of the applicant to demonstrate a local need for a house in this area, it is considered that the provision of a further dwelling on this substandard road has not been justified, and accordingly would endanger public safety by reason of traffic hazard for road users arising from the additional traffic generated. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 19th February 2016
Fionna O' Regan