



Board Direction

Ref: PL17.246203

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 23rd, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the location of the site within an area designated as Rural Areas under Strong Urban Influence identified on Map 10.1 of the Meath County Development Plan 2013-2019 where housing is restricted to the housing requirements of persons who are an intrinsic part of the rural community under policy RD POL 1 of the Development Plan, which is considered reasonable and consistent with the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is considered, on the basis of the documentation submitted, that the applicant has not established a rural generated housing need for a dwelling at this location. In the absence of a demonstrable rural housing need, 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 be contrary to the said Ministerial Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: August 23rd, 2016