



An
Bord
Pleanála

**Board Direction
PL17.246583.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 26th 2016.

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

REASONS AND CONSIDERATIONS

1. 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 subject site is located in the open countryside, in an area which would correspond to the rural area type “Area under Strong Urban Influence”, as set out in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. It is also located within an area similarly designated in the Meath County Development Plan, 2013 – 2019, where it is the policy of the planning authority to discourage urban-generated housing and to seek to locate such housing in the larger urban centres or in the towns, villages and other settlements identified in the Settlement Network. On the basis of the documentation

submitted with the application and appeal, it is considered that the applicant has not demonstrated that he comes within the scope of the rural-generated housing need criteria for a house in this rural location. The proposed development would contravene the provisions of the Development Plan and would be contrary to these Ministerial Guidelines, and would further erode the rural character of this area and lead to demands for the provision of public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing pattern of development in this area which is not zoned for residential, the Board considered that the proposed development would constitute an undesirable pattern of ribbon development, would contravene section 10.5.2 of the Meath County Development Plan 2013-2019, would seriously injure the residential and rural amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the inspectors concerns with regard to drainage and wastewater however in light of the substantive reasons for refusal did not pursue this issue further.

Board Member

Paul Hyde

Date: 26th August 2016