



## Board Direction

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**Ref: 17.247266**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup>, January 2017.

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

### Reasons and Considerations

1. It is the policy of the planning authority as set out in the Meath County Development Plan 2013 - 2019 to control urban sprawl and ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, having regard to the proximity of the appeal site to Kinnegad and the M4 Motorway, it is considered that the proposed development would contribute to the encroachment of random rural development in the area, would encourage and exacerbate the developing pattern of ribbon development along the R161 Regional Road and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure.

2. The site of the proposed development is located within a landscape identified in the Meath County Development Plan 2013 – 2019 as having a high value and a low capacity to accommodate one-off housing. Having regard to the topography of the site, the extensive driveway and hard surfacing and the removal of the front boundary hedgerow, it is considered that the proposed development, by reason of its height, design and bulk, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 11<sup>th</sup>, January 2017  
Paddy Keogh

**Note:** On the basis of the documentation submitted with the current application the Board is not satisfied that the applicant has demonstrated a need to live at this rural location particularly having regard to the places of work of both the applicant and his spouse/intended spouse as indicated Meath County Council 'Local Need Form'. Neither place of employment is rural based. However, the Board considered that this matter would constitute a new issue in the context of the current appeal and decided not to pursue the matter further in light of the substantive reasons for refusal as set out above.

*[Please issue a copy of the Board Direction with Board Order]*