



The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th September, 2017.

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 of the proposed development is located in a rural area outside any settlements designated for additional development the Meath County Development Plan 2013-2019. According section 10.3 and Policy Objective RD POL 1, it is the policy of the planning authority to direct development into these designated settlement settlements and to restrict residential development in rural areas outside these settlements to those applicants who can demonstrate an intrinsic link to the rural community or an occupation that is predominantly based in the rural community such as agriculture or in the equine industry. The Board is not satisfied based on the information provided in connection with the application and the appeal that the applicant has genuine rural housing need in accordance with this policy. The proposed development is therefore in material conflict with the rural housing policies of the Meath County Development Plan, 2013-2019 and is contrary to the proper planning and development of the area.
- 2 The Board is not satisfied on the basis of the information provided in connection with the application and the appeal that the proposed

arrangements for effluent treatment and disposal accord with the standards set out in EPA Code of Practice: *Wastewater Treatment and Disposal Systems Serving Single Houses*, (2009). The proposed development is therefore in material conflict with the polices of the development plan for effluent treatment, in particular Polices RD 47-51 of the Meath County Development Plan which provide for such requirements. The proposed development is therefore prejudicial to public health.

- 3 The location of the entrance to the proposed development is direct onto the N2, a national strategic route at a location which is within an area where the speed limit of 100 km/h applies. It is the policy of “*Spatial Planning and National Roads: Guidelines for Planning Authorities*” (2012) (DOECLG) as reflected in the Meath County Development Plan. (Policy TRAN PL 40) to prevent creation of additional individual entrances and intensification of movements at existing entrances which open direct onto national routes at locations outside the 60 km/h zone to facilitate the efficiency and effectiveness of the national strategic road network. The proposed entrance and the additional turning movements created by the proposed development interfere with the unobstructed, safe and free flow of traffic on the route and is therefore in material conflict with this policy objective of the Meath County Development Plan, 2013-2019 and is contrary to the proper planning and development of the area.

Board Member

Date: 15.09.2017

Terry Prendergast