



An
Bord
Pleanála

Board Direction
BD-001808-18
ABP-302712-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development would exacerbate an excessive concentration of development dependent on on-site disposal of foul effluent in an area that is identified by the Environmental Protection Agency as being at high risk from domestic waste water pollution. The proposed development, taken in conjunction with the level of existing development in the vicinity, would result in a risk of pollution and would be prejudicial to public health, and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding compliance with local need criteria as set out in the Meath County Development Plan 2013-2019, the construction of an additional dwelling house on this road, given the existing density and limited capacity to absorb further development, would not be acceptable. Furthermore, the Board is not satisfied that the proposed intensification would not pose a risk to public health, given that the area is designated by the Environmental Protection Agency as being a zone of high risk from domestic waste water pollution.

Board Member

Date: 30/11/2018

Dave Walsh

Note:

In addition to the above reason and consideration, and having regard to the location of the site within an Area Under Strong Urban Influence as identified in the current Meath County Development Plan 2013-2019 and to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government (2005), both of which make a distinction between urban-generated and rural-generated housing need, the Board considered that there was insufficient information provided to demonstrate that the proposed development would not represent urban-generated rural housing, and that the applicant therefore would not come within the scope of the housing need criteria for a house in this rural location under the provisions of the Guidelines. In the absence of any identified locally-based need for the house, the proposed development 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, contravene the provisions of the Guidelines and would be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason for refusal in its Order, as the matter would represent a new issue in the context of the appeal.

Please attach Board Direction with Board Order.