



An
Bord
Pleanála

Board Direction
BD-005257-20
ABP-305411-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 26th, 2020.

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

Reasons and Considerations

The site of the proposed development is located within an "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 the policy to distinguish between urban-generated and rural-generated housing need. Furthermore, the subject site is located in an area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.

Having regard to the documentation submitted with the planning application and appeal, it is considered that the applicant does not have a demonstrable economic or social need for a house at this rural location, and that the applicant's stated housing need could be satisfactorily met within an established town or village/settlement centre, particularly in the light of the proximity of the site to the town of Dunshaughlin,

wherein there are lands zoned for residential development. The proposed development would, therefore, constitute urban generated housing, which would be contrary to the Ministerial Guidelines and would be contrary to the over-arching national policy, notwithstanding the provisions of Section 10.4 of the current Meath County Development Plan, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th February 2020

Philip Jones