



An  
Bord  
Pleanála

**Board Direction**  
**BD-005759-20**  
**ABP-306286-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/05/2020.

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 designated 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, including the stated employment locations of the applicant and his wife, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Guidelines, or has a demonstrable economic or social need to live in this rural area.

Furthermore, the Board is not satisfied that the applicant's housing needs could not be satisfactorily met in an established smaller town or village/settlement centre.

It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding the provisions of the current Meath County Development Plan 2013-2019, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 18/05/2020

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Maria FitzGerald