



An
Bord
Pleanála

Board Direction
BD-005901-20
ABP-306468-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 5th, 2020.

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 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 application and appeal, the existing proliferation of one-off housing in this rural location, and to the number of similar developments permitted with the family landholding, it is considered that the applicants have failed to demonstrate an economic or social need to live in the rural countryside, and at this specific rural location,

notwithstanding any provisions of the current Meath County Development Plan, and that their housing needs could not be satisfactorily met in an established smaller town or village/settlement centre, such as the nearby settlement of Drumconrath or the nearby town of Ardee. Furthermore, it is considered that the proposed development would contribute to, and exacerbate, the encroachment of random rural development in an area of open countryside where there is a proliferation of such building types. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate onto a local road at a point where sightlines are restricted.

Board Member

Date: 5th June 2020

Philip Jones