An Bord Pleanála

Board Direction
BD-005488-20
ABP-306481-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 20th, 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 development for which retention is sought is located in a rural area outside any settlements designated for additional development the Meath County Development Plan 2013-2019. According to Section 10.3 and Policy Objective RD POL 1, it is the policy of the planning authority to direct development into these designated 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 demonstrated such a link or occupation to comply with this policy. Furthermore, as the location of the subject site is within an Area under Strong Urban Influence, as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005 and where it is national policy, under National Policy Objective 19 in 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", the Board is not satisfied, having regard to the documentation submitted with the application, that the applicant has established a demonstrable economic or social need to live at this site within this rural area. The development for which retention is sought would, therefore, be in material conflict with the rural housing policies of the Meath County Development Plan, 2013-2019, and would be contrary to these Ministerial Guidelines and to the over-arching national policy, and be contrary to the proper planning and sustainable development of the area.

2. The location of the entrance to the development for which retention is sought is directly 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", issued by the Department of the Environment, Community and Local government in 2012, as reflected in Policy RD POL 36 and 37 of the Meath County Development Plan 2013-2019, to prevent the creation of additional individual entrances and the intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone, in order to facilitate the efficiency and effectiveness of the national strategic road network. The subject entrance, and the additional turning movements created by the development for which retention is sought, interfere with the unobstructed, safe and free flow of traffic on this national route and endangers public safety by reason of traffic hazard, and is therefore contrary to these Ministerial Guidelines, and is contrary to the proper planning and development of the area.

Note. Notwithstanding the proposal for a new wastewater treatment plant to serve the dwelling for which retention is sought, the Board was not satisfied that the development in question would not be prejudicial to public health, having regard to the existing pattern of development in the immediate vicinity, with its proliferation of individual dwellings each served by individual waste water treatment systems.

However, the Board decided not to include this as a further reason for refusal, as it would represent a new issue in the context of the appeal, and in the light of the substantive reasons for refusal as set out above.

[Please issue a copy of this Direction to the parties with the Board Order.]

Board Member _____ **Date:** 24th March 2020

Philip Jones