



An
Bord
Pleanála

Board Direction
BD-006758-20
ABP-306631-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2020.

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 in a 'Rural Area Under Strong Urban Influence' as set out in Section 2.7 and Map 10.1 of the Meath County Development Plan and in accordance with Section 3.2 of the 'Sustainable Rural Housing Guidelines for Planning Authorities' (2005), wherein it is policy to distinguish between urban-generated and rural-generated housing need. For such areas, Policy RD POL 2 of the Meath County Development Plan requires that urban generated housing be directed to areas zoned for new housing development in towns and villages in the area of the Development Plan. Furthermore, National Policy Objective 19 of the National Planning Framework seeks to ensure that in rural areas under urban influence, Planning Authorities should 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, including the further documentation received on foot of the most recent request, notwithstanding the justifications put forward by the applicant as to the social need to reside close to her elderly parent, it is considered that the applicant's need for a

house is urban generated, in light of the location of the applicant's employment within an urban area and that the applicant's housing needs could be satisfactorily met in an established smaller town, village or urban settlement area in relatively close proximity to her parent's home.

In this context, the proposed development would contribute to the encroachment of random development in a rural 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, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/10/2020

Dave Walsh