



An
Bord
Pleanála

Board Direction
BD-007243-21
ABP-308076-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2021.

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

Reasons and Considerations

Having regard to the location of the site within a rural area and within the demesne of Rathnally House, a Protected Structure (RPS Reference: MH37 – 104), to its siting within the Boyne Valley Landscape Area which is designated as being of exceptional value and international importance within the Meath County Development Plan 2013-2019, and to the relevant provisions of the National Planning Framework (February 2018) including National Policy Objective 19 which for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, the Board is not satisfied on the basis of the information submitted with the application and appeal, that the applicants have provided a demonstrable rural housing need to live at this particular location, or that the housing needs of the applicants cannot be provided within a local settlement. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the provisions of National Policy Objective 19 of the National Planning Framework. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/01/2021

Maria FitzGerald