



An  
Bord  
Pleanála

**Board Direction**  
**BD-007731-21**  
**ABP-308408-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2021.

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

### **Reasons and Considerations**

1. On the basis of the information provided with the application and having regard to the Stage 1 Appropriate Assessment Screening and the Natura impact statement submitted, the Board is not satisfied that the proposed development individually, or in combination with other plans or projects, notwithstanding the modest nature of the proposed development and the mitigation measures set out to address the impacts of the proposed development, would not adversely affect the integrity of the Special Conservation Area, the River Boyne & River Blackwater SAC (Site Code: 002299) and the Special Protection Area: the River Boyne & River Blackwater SPA (Site Code: 004232) or any other European site, in view of the sites' Conservation Objectives, by way of water quality issues in the area, given the prevalence of existing dwelling houses in the vicinity served by individual wastewater treatment systems and given the proximity of the site to these European sites. In these circumstances, the Board is precluded from giving further consideration to a grant of planning permission.

2. 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, 2013 to 2019, and, in accordance with Section 3.2 of the 'Sustainable Rural Housing Guidelines for Planning Authorities' (2005), where 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, notwithstanding the justifications put forward by the applicant as to the social need to reside close to family members that live on Mill Lane, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered that the proposed development would contravene objective RD POL 2 of the County Development Plan, would be contrary to the Ministerial Guidelines and to the over-arching national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/03/2021

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Terry Prendergast