



An
Bord
Pleanála

Board Direction
BD-007505-21
ABP-308417-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2021.

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

Reasons and Considerations

1. 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 planning application and appeal, it is considered that the applicant does not come within the scope of the housing needs criteria as set out in Section 10.4 of the Meath County Development Plan 2013-2019 and does not have a demonstrable economic, social or exceptional medical need for a house at this rural area, having regard to the proximity of the site to Dunshaughlin and the viability of this town. The proposed development would, therefore, be contrary to Ministerial Guidelines and to over-arching national

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

2. P.A. Reason No. 2

Note:

The Board noted, and agreed with, the Inspector's concerns regarding the cumulative impact of individual on-site wastewater treatment systems in the area, and the potential for a public health hazard, but, given the substantive reasons for refusal, decided not to pursue this matter with the parties.

Board Member

Date: 08/02/2021

John Connolly