

An
Bord
Pleanála

Board Direction
BD-008390-21
ABP-308951-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/06/2021.


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 outside of any designated settlement and in a Strong Rural Area as identified in the Meath County Development Plan 2013-2019 where it is the policy of the planning authority to restrict houses in this area to those who are intrinsically part of the rural community and, on the basis of the documentation submitted with the planning application and appeal, the Board is not satisfied that the applicant has demonstrated a rural housing need for a house at this location in accordance with the provisions of the Development Plan for houses in Strong Rural Areas, which include the degree of existing development on the original landholding from which the site is taken. Furthermore, having regard to the location of the site within a rural area under urban influence, to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, it is considered that the applicant has not demonstrated an economic or social need to live in a rural

and having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 02/06/2021