

An
Bord
Pleanála

Board Direction
BD-008258-21
ABP-309230-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2021.

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

Reasons and Considerations

1. Having regard to the location of the site of the development to be retained and the proposed development 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 - 2019, 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.

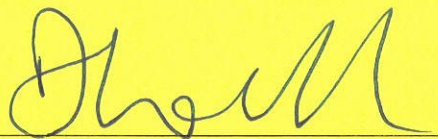
Having regard to the documentation submitted with this application, which includes evidence that the applicant has a permanent home elsewhere,

notwithstanding the justifications put forward by the applicant as to the social need to have a home in this rural locality, it is considered that the applicant's need for a house is urban generated and not generated by a genuine social and/or economic need for a house in this rural locality. In this context, the development to be retained and sought under this application would contribute to the encroachment of random development in an unserved rural area and would also militate against safeguarding and preserving this rural locality for its predominant agricultural functions and what limited capacity there is to meet those with genuine demonstratable social and/or economic housing needs of those with intrinsic links to this rural locality. The development sought under this application would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority, as set out in the Meath County Development Plan 2013 - 2019, to ensure that the design and layout of all residential developments have regard to the character of the area and achieve attractive and sustainable development through better design. This is in part provided for under Section 10.7 and Policy RD POL 9 which seeks such developments to comply with the 'Meath Rural House Design'. This is similarly advocated under the 2005 Sustainable Rural Housing Guidelines for Planning Authorities for such developments. It is considered that the development sought under this application would provide substandard residential amenities both internally and externally for its occupants and that it would also give rise to an incongruous built form insertion into this rural landscape and would have the characteristics of piecemeal backland development. If permitted, this development would be out of character with its rural locality and would set an undesirable precedent for similar developments in the area. The development sought under this application is, therefore, not considered to be in accordance with the proper planning and sustainable development of the area.
3. Access to the public road network is proposed via an existing cul-de-sac entrance onto the R154 which has inadequate sightlines to the north and south. There is also a proliferation of entrances in both directions and this

section of the R154 has a meandering and undulating horizontal as well as vertical alignment. The R154 is identified as a strategic corridor under the Meath County Development Plan, 2013 to 2019. Policies RD POL 39 and RD POL 40 indicate that the Planning Authority will avoid unnecessary and excessive access/egress points which would prejudice the carrying capacity and ultimately the function of this road. It also sets out that new access for one-off dwellings will be restricted where the 80kmph speed limit applies and that the Planning Authority will seek to avoid the premature obsolescence of regional roads like the R154. It is considered that the development sought under this application would be contrary to the said Development Plan policies, that it would endanger public safety by reason of traffic hazard as a result of the additional traffic turning movements the development would generate at a point where the sightlines are restricted in both directions onto the R154 and the 80kmph speed limit applies. The development sought under this application is, therefore, considered to be contrary to the proper planning and sustainable development of the area.

Board Member



Dave Walsh

Date: 24/05/2021

Note:

The Board also noted that, in the absence of any information or evidence regarding the assessment of suitability for proposed proprietary wastewater treatment system, surface water drainage arrangements on the site in light of the poor ground conditions identified, and taking account of other existing developments in the vicinity, it could not be satisfied that the proposed development would not result in an excessive concentration of developments served by septic tanks in the area. Furthermore, given the sensitivity and proximity to the River Boyne & River Blackwater Special Conservation Area (Site code: 002299), the Board was not

satisfied that the proposed development individually, or in combination with other plans or projects, notwithstanding the modest nature of the proposed development, would not adversely affect the integrity of the River Boyne & River Blackwater SAC, in view of its Conservation Objectives, by way of adding to water quality issues in an area where there is a proliferation of one-off dwellings vicinity served by individual wastewater treatment systems.