



An
Bord
Pleanála

Board Direction
BD-008243-21
ABP-309232-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2021.

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 within Area 2 Stronger Rural Area in the Meath County Development Plan 2013 -2019 where RD POL 4 and RD POL 5 apply, within a rural area under urban influence according to the Sustainable Rural Housing Guidelines 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 area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with the Development Plan, Guidelines and to 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.

2. The proposed development while providing a new shared entrance would lead to an intensification of use of this vehicular entrance onto the R160 Regional Road which is identified as a Strategic Corridor in the Meath County Development Plan 2013-2019. It would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines are restricted particularly in a westerly direction. The proposal would therefore be contrary to Policies RD POL 38, RD POL 39, RD POL 40 of the current Meath County Development Plan 2013-2019, and to the proper planning and sustainable development of the area.
3. Having regard to the extent of the proposed removal of roadside boundary hedgerow and roadside trees that is required in order to gain access to the site and to achieve the sightlines and in the absence of a demonstrable social and economic need to live in this particular rural area, the Board considered that the proposed development would be contrary to RD POL 41 of the Meath County Development Plan 2013 -2019 and would therefore not be in accordance with the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald

Date: 21/05/2021

Maria Fitzgerald