



**An
Bord
Pleanála**

**Board Direction
BD-008962-21
ABP-309276-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2021.

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 a rural area under urban influence in the 'Sustainable Rural Housing Guidelines for Planning Authorities', issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in a 'Strong Rural Area' in the Meath County Development Plan 2013-2019 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 on the basis of the documentation submitted with the planning application and the appeal, and notwithstanding the applicant's recent links to the rural area, that the applicant has not adequately 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 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 would contravene materially Condition No. 1 attached to an existing permission P.A. Ref. P.A. Ref. 95/967 which required under Section 38 of the Local Government (Planning and Development) Act 1963 that the lands, of which the application site under the current application forms part of, be sterilised from further residential development. Thus the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 24/08/2021