



An
Bord
Pleanála

Board Direction
BD-008513-21
ABP-309432-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2021.

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

Reasons and Considerations

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. 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, and Regional Policy as set out in RPO 4.80 of the Eastern and Midland Spatial and Economic Strategy 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 documentation submitted with the application and appeal, it is not considered that the applicant has a demonstrable economic or social need to live in this rural area. It is therefore considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching

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

2. Having regard to the existing pattern of development on the access laneway and along the L-5022-9, which is not zoned for residential development, and is identified as an Area Under Strong Urban Influence in the Sustainable Rural Housing Guidelines, 2005 and the National Planning Framework, it is considered that the proposed development for a stand-alone residential dwelling would constitute an undesirable pattern of ribbon development, and would contravene section 10.5.2 of the Meath County Development Plan 2013-2019. It would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development would not be in accordance with the provisions of the Meath Rural House Design Guide by virtue of its height, mass, and mix of architectural styles. It would therefore represent a visually obtrusive form of development within the rural landscape and would be contrary to RD POL 9 of the Meath County Development Plan 2013-2019 and would be contrary to the proper planning and sustainable development of the area.
4. Having regard to the number of houses in place on the lane and the possible cumulative impact of individual on-site waste water treatment facilities, it is considered that the proposed development would have the potential to create a public health hazard and would therefore be contrary to proper planning and sustainable development.

Board Member

T. Ó Niadh

Terry Ó Niadh

Date: 11/06/2021

