



An
Bord
Pleanála

Board Direction
BD-008350-21
ABP-309896-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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

Reasons and Considerations

1. The subject site is located in a rural area which is identified by the Meath County Development Plan 2013-2019 as being under strong urban influence. In such areas, National Policy Objective 19 of the National Planning Framework (2018) outlines that in such areas, single housing proposals shall be facilitated 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, and Policy RD POL 1 of the Meath County Development Plan 2013-2019 also requires that individual house developments shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that they are an intrinsic part of the rural community in which the development is located. The proposed development, therefore, does not accord with National Policy Objective 19 of the National Planning Framework and materially contravenes the rural housing policies of the Meath County Development 2013-2019 and is contrary to the proper planning and sustainable development of the area.

2. The location of the entrance to the proposed development is directly onto the N2, a national strategic route, at a location where the speed limit of 100 km/h applies. It is the policy of Spatial Planning and National Roads: Guidelines for Planning Authorities (2012) (DOECLG) as reflected in Policy RD POL 36 and 37 of the Meath County Development Plan 2013-2019 to prevent the creation of additional individual entrances and intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone, to facilitate the efficiency and effectiveness of the national strategic road network. The entrance and the additional turning movements created by the development interfere with the unobstructed, safe and free flow of traffic on the route and therefore materially contravene Policy RD POL 36 of the Meath County Development Plan 2013-2019 and is contrary to the proper planning and development of the area.

Board Member



Michelle Fagan

Date: 28/05/2021