

An
Bord
Pleanála

Board Direction
BD-008821-21
ABP-310200-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2021.

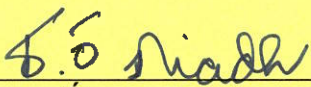
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site in an area identified as Strong Rural Area in the Meath County Development Plan 2013-2019, in an area identified as an "Area under Strong 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, to objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy and to National Policy Objective 19 of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence, in order to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based on demonstrable economic or social need to live in a rural area, it is considered that the applicant has not demonstrated exceptional circumstances which would justify the grant of planning permission for a dwelling at this rural location.

Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would give rise to development in a rural area lacking certain public services and community facilities and would establish an undesirable precedent for further development of this type. In addition, the proposed development would be contrary to the policies and objectives of the Meath County Development Plan 2013-2019 (as varied) which seek to provide more sustainable formats of development within the rural area, through supporting the vitality of lower order centres and existing local community facilities including policies/objectives RD POL 4, RD POL 8, RUR DEV SO 5, CS OBJ 10 and RD OBJ 1. Such policies and objectives are considered to be reasonable. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Ó Niadh

Date: 29/07/2021