



An  
Bord  
Pleanála

**Board Direction**  
**BD-009363-21**  
**ABP-310765-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2021.

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 Strong Rural Area in the Meath County Development Plan 2013-2019 and in a Area under Strong Urban Influence in the Sustainable Rural Housing Guidelines for Planning Authorities (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 this 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. It is considered that, taken in conjunction with existing and permitted development in the vicinity, the proposed development would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

**Note:** The Board noted the Inspector's recommendation to refuse the proposed development by reason of traffic hazard and considered that further assessment of the capacity of the road network, to facilitate the proposed development in conjunction with existing agricultural activity and other existing and permitted dwellings in the vicinity, would be warranted. However, in the light of the substantive reasons for refusal set out above, the Board decided not to pursue this issue.

**Board Member**

Maria Fitzgerald  
Maria Fitzgerald

**Date:** 04/11/2021