

An
Bord
Pleanála

Board Direction
BD-009446-21
ABP-310842-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2021.

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;

- (a) • The location of the site in a rural area outside any designated settlement and in a Strong Rural Area as defined in the Meath County Development Plan 2021 – 2027
- (b) • The policies and objectives of the Meath County Development Plan 2021 – 2027 where it is the policy to distinguish between rural generated housing and urban generated housing in rural areas, where development which is not rurally generated should be more properly located in designated settlements, and to restrict housing in this area to those who are intrinsically part of the rural community or who have an occupation based in the rural community
- (c) • The policies and objectives of the Meath County Development Plan 2021 – 2027 requiring transition to a low carbon and climate resilient society
- (d) • And, National Policy Objective 19 of the National Planning Framework which, for rural areas not under urban influence, which seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements

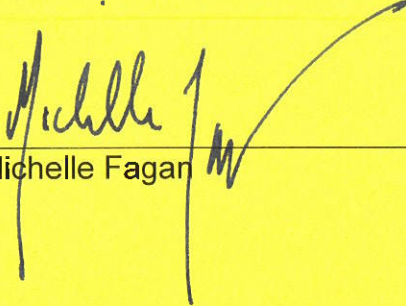
it is considered, based on the information submitted, that the proposed development has not established a site specific rural generated housing need for a dwelling in this location, would contribute to unsustainable, random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework, by reason of its rural location, design, form and layout. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Meath County Development Plan, 2021 to 2027, policy RD POL 57, which seeks 'to develop and maximise the opportunities of the county's national primary and secondary roads as key strategic infrastructure vital to the county's continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off housing development', and to policy RD POL 58 which seeks 'To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with guidance given in the document 'Spatial Planning and National Roads – Guidelines for Planning Authorities', it is considered that the proposed development, therefore, does not comply with the above policies and is therefore not considered to be in accordance with the proposed planning and sustainable development of the area."

Note: The Board had regard to the soil conditions observed on site, the presence of high water in the surrounding ditches and prevalence of water loving plants in the immediate environs of the site, and in the context of proliferation of one-off dwellings in this area, and was not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed

development would, therefore, be prejudicial to public health. However, given the substantive reasons for refusal above, decided not to include it as a reason for refusal.

Board Member


Michelle Fagan

Date: 15/11/2021

