

An  
Bord  
Pleanála

**Board Direction**  
**BD-010271-22**  
**ABP-311029-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

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

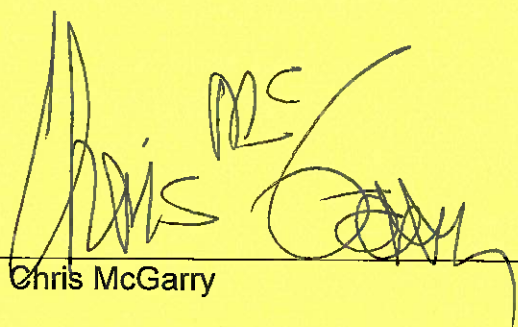
#### **Reasons and Considerations**

1. Having regard to the information submitted with the application and appeal, and specifically in the absence of sufficient information regarding the nature and extent of equestrian activities at the site (noting the wording of the statutory notice which describes the proposed development as including *inter alia* an equestrian centre), it is considered that the applicant has not sufficiently demonstrated that the proposed development is consistent with policy EDPOL45 (to encourage new and high quality investment in the tourism industry, with specific reference to leisure including equestrian activities) and policy EDPOL23 (to support the development of activity tourism facilities in appropriate locations) of the Meath County Development Plan 2021-2027. Furthermore, the Board cannot be satisfied that the provision of holiday accommodation alone on this site without any relationship to an associated rural based activity and in the absence of sufficient information as to the relationship of the holiday homes use to existing agricultural activity on site, would constitute an appropriate siting for such holiday accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the information submitted with the application and appeal and to the nature of soil conditions on the site, the Board is not satisfied that the proposed wastewater system has been designed to adequately manage the safe disposal of wastewater from the proposed development and that effluent from the development can be satisfactorily treated and disposed of on site. In this regard the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the reason for refusal relating to alleged substandard local road, as recommended by the Inspector. However, having regard to the totality of the documentation submitted with the application and appeal and noting the existing access/egress to the subject site, it was considered that this issue would not warrant a refusal of permission in this instance.

**Board Member**



Chris McGarry

**Date:** 15/03/2022