

An  
Bord  
Pleanála

**Board Direction**  
**BD-010181-22**  
**ABP-311156-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2022.

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 location of the site within a rural area identified as being Under Strong Urban Influence, in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities, published by the Department of the Environment, Heritage and Local Government in 2005,
- National Policy Objective 19 of the National Planning Framework (February 2018) and RP04.08 of the Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019-2031, which seek to facilitate the provision of 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,
- the provisions and policies of the Meath County Development Plan 2021-2027 in respect of residential development in Rural Nodes and the provision of rural housing in such areas for persons who can demonstrate a local housing need,

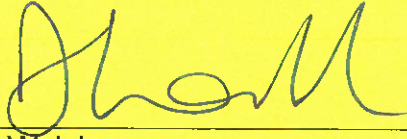
the Board was not satisfied, on the basis of the information on the file, that the speculative development proposal for a cluster of houses at this location could in practice be restricted to persons who meet the rural housing need criteria,

and would therefore not accord with other policies within the County Development Plan and with the national and regional policy approach of facilitating the site-specific needs of members of the rural community in such areas under strong urban influence. In addition, the provision of five individual of proprietary wastewater treatment systems on this site would exacerbate the proliferation of such systems in an area that is already subject to significant rural and ribbon development, notwithstanding its status in the current plan as a rural node. In the absence of any identified locally based need for a house at this location, the proposed development would result in a haphazard and unsustainable form of development in an unserved area, 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 undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site in an area which is prone to flooding and on the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding on the site or of property in the vicinity, and that the impact of the proposed development in conjunction with existing wastewater treatment systems in the area would not give rise to a risk of groundwater pollution. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
  
3. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that adequate information has been provided in relation to hydrological conditions pertaining on site and potential connectivity with European sites. It is therefore considered that the Board is unable to ascertain, as required by Regulation 27(3) of the European Communities (Natural Habitats) Regulations 1997, that the proposed development will not adversely affect the integrity of a European Site and it is considered that the proposed development would be contrary to

the proper planning and sustainable development of the area. In such circumstances, the Board is precluded from granting permission.

**Board Member**



Dave Walsh

**Date:** 07/03/2022

