

An  
Bord  
Pleanála

**Board Direction**  
**BD-010941-22**  
**ABP-311708-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2022.

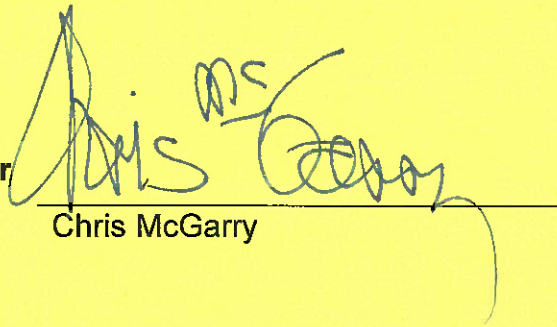
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within an 'Area 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 2005, 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, and to the relevant provisions of the Meath County Development 2021-2027, the Board is not satisfied on the basis of the information on the file, that the applicant has a demonstrable economic or social need to live at this specific rural area. It is considered therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development, in absence of any identified need for the house at this location, would result in an unsustainable form of development in an unserved area and would militate against 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 Ministerial Guidelines and to the over-arching national policy, having regard to the relevant provisions of the Meath County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 29/06/2022