

An
Bord
Pleanála

Board Direction
BD-010211-22
ABP-312010-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2022.

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

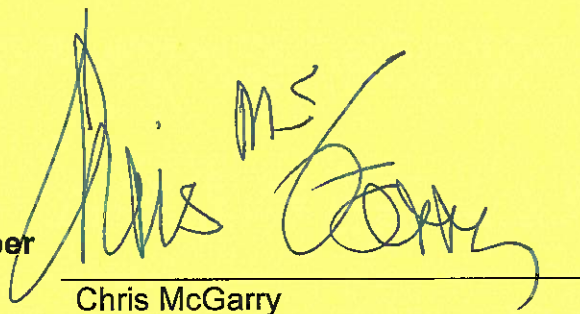
Reasons and Considerations

1. The subject site is located in a rural area which is identified by the Meath County Development Plan 2021-2027 as being under strong urban influence and in an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005. Furthermore, National Policy Objective 19 of the National Planning Framework (2018) outlines that in such areas, single housing proposals shall be facilitated 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 Policy RUR DEV SP 2 of the Meath County Development Plan 2021-2027 also requires that individual house developments shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that they are an intrinsic part of the rural community in which the development is located. The development for which retention permission is sought and the proposed development, therefore, is contrary to the Ministerial Guidelines,

does not accord with National Policy Objective 19 of the National Planning Framework and materially contravenes the relevant rural housing policies of the Meath County Development 2021-2027. The development for which retention permission is sought and the proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

2. The location of the entrance to the development for which retention permission is sought and the proposed development is directly onto the N2, a national strategic route, at a location where the speed limit of 100 km/h applies. It is the policy of Spatial Planning and National Roads: Guidelines for Planning Authorities (2012) (DOECLG) as reflected in Policy MOV POL 24 of the Meath County Development Plan 2021-2027 to prevent the creation of additional individual entrances and intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone, to facilitate the efficiency and effectiveness of the national strategic road network. The entrance and the additional turning movements created by the development interfere with the unobstructed, safe and free flow of traffic on the route and therefore are contrary to the Ministerial Guidelines and materially contravene Policy MOV POL 24 of the Meath County Development Plan 2021-2027. The development for which retention permission is sought and the proposed development is, therefore, contrary to the proper planning and development of the area.

Board Member



Chris McGarry

Date: 10/03/2022