

An
Bord
Pleanála

Board Direction
BD-012969-23
ABP-313587-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2023.


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

Reasons and Considerations

The site of the proposed development is identified as a 'Rural Area Under Strong Urban Influence' in the Meath County Development Plan 2021-2027 and is located within an Area Under Strong Urban Influence as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. The proposed development would be contrary to Policy RD POL 1 of the Meath County Development Plan 2021-2027 and to National Policy Objective 19 of the National Planning Framework, as the applicant has not demonstrated compliance with the applicable qualifying criteria as set out in Section 9.4 of Plan. In particular, the board agreed with the determination of the local authority that the applicant has not established a site-specific rural generated housing need for a dwelling in this location, and the inspector's view that the applicant has not demonstrated that their current housing scenario is either substandard or unacceptable. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the applicant could not be met in a smaller town or rural settlement. The proposed development would result in a haphazard and unsustainable form of development in an un-serviced area, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment which is sensitive to

change, and would give rise to inefficient and unsustainable provision of public services and infrastructure at remote from settlement locations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 20/07/2023