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**Board Direction**  
**BD-013769-23**  
**ABP-313644-22**

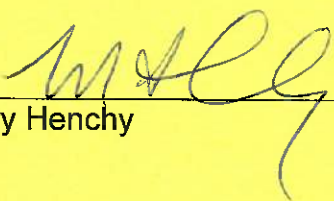
The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2023.

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 a 'Rural Area under Strong Urban Influence' (Area 1) as designated in the Meath County Development Plan 2021-2027, to the expanse of one-off housing and the prevailing pattern of ribbon development in the area, and to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities (2005), it is considered that the proposed development would contribute to the encroachment of random rural development in the area, it would constitute an excessive concentration and density of development, exacerbate the pattern of ribbon development, and militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, thus, be contrary to the provisions of the Meath County Development Plan 2021-2027 as they relate to ribbon development, including Policy RD POL 3 which seeks to protect rural area under strong urban influence from falling within the environs of urban centres from urban-generated and unsightly ribbon development and to maintain the identity of these urban areas, and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), which recommends against the creation of ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Mary Henchy

**Date:** 18/09/2023