

**An  
Bord  
Pleanála**

**Board Direction  
BD-014628-23  
ABP-314422-22**

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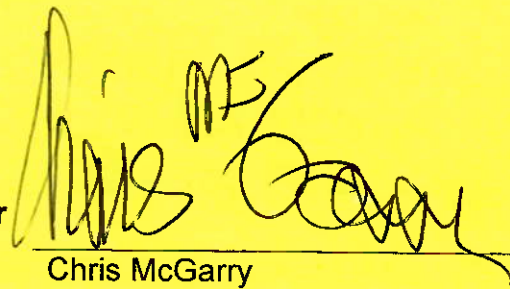
The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2023.

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 proliferation of one-off rural housing within this rural area and the degree of existing development on the original landholding from which the site is taken, the Board is not satisfied that the proposed development is in accordance with the relevant provisions for rural housing as set out in the Meath County Development Plan, 2021-2027, by reference to the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped and the degree of existing development on the original landholding from which the site is taken. Furthermore, it is considered that the proposed development would exacerbate the existing pattern of ribbon development along this side of the public road and would result in the further diminishment of the area's rural character. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment that is sensitive to change and would represent an overdevelopment of one-off dwellings in this rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 20/11/2023