



An
Bord
Pleanála

Board Direction
BD-014715-23
ABP-314769-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

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

Reasons and Considerations

The subject site is zoned 'RA – Rural Area' under the Meath County Development Plan 2021–2027 where the objective is to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage, and where the proposed use (community care facility) is not listed as a 'permitted use' or 'open for consideration'. DM POL 24 of the Development Plan requires that the proposed development be in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment, because of the nature of the care required, can be clearly established. It is considered that the Applicant has not demonstrated this and, therefore, the proposed development would contravene the zoning objective for the site and Policy DM POL 24 and would be contrary to the proper planning and sustainable development of the area.

Note

Having regard to the nature and scale of the development, the distance and location of the nearest SAC (River Boyne and River Blackwater) and SPA (River Blackwater) and given the modest nature of the development and the dilution factor, the Board in

disagreeing with the Inspector, shared the view of the planning authority that the proposed development by itself or in combination with other plans or developments in the vicinity, would not be likely to have a significant effect on European Sites.

Board Member



Date: 29/11/2023

Peter Mullan