

**An
Bord
Pleanála**

**Board Direction
BD-014683-23
ABP-314855-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2023.

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

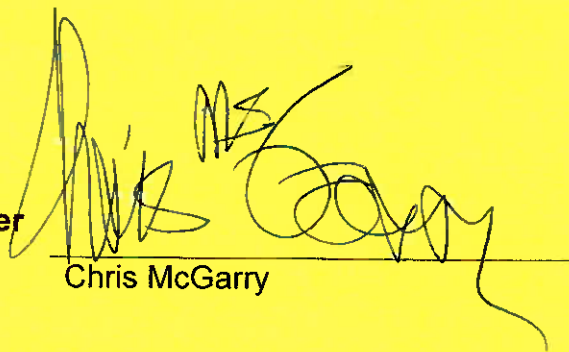
Reasons and Considerations

The proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would establish an undesirable precedent for further development of this type. Furthermore, the proposed development would be contrary to the policies and objectives of the Meath County Development Plan 2021 - 2027 which seeks to provide more sustainable formats of development within the rural area, through supporting the vitality of lower order centres and existing local community facilities including policies/objectives RD POL 4, RUR DEV SO 5, CS OBJ 1 and RD OBJ 1. Taken in conjunction with the existing development in the vicinity, which is characterised by a proliferation of single dwellings, 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 and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the opinion of the Inspector that the proposed development would result in an excessive concentration of development served by septic tanks and/or individual wastewater treatment systems in the area and that he could not be satisfied that the site is capable of treating foul effluent arising from the dwelling without a risk to groundwater. Ordinarily this issue would require, at the least, further information on file to enable a final determination. However, as this constituted a new issue and having regard to the substantive reason for refusal set out above, it was decided not to pursue this matter in the context of the current appeal.

The Board also noted the opinion of the Inspector that he is not satisfied that the applicant comes within the scope of housing need as set out in section 9.4 and 9.5 of the Meath County Development Plan 2021-2027. The Board considered that further consideration and possible further information of this issue might ordinarily be warranted, by reference to the information on file and noting the assessment of the Inspector at section 7.4 of his report. However, having regard to the substantive reason for refusal set out above, it was decided not to pursue this matter in the context of the current appeal.

Board Member



Chris McGarry

Date: 27/11/2023