

An
Bord
Pleanála

Board Direction
BD-012735-23
ABP-314939-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

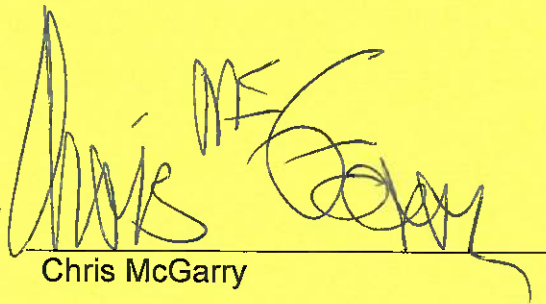
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development is located within a Stronger Rural Area, 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, and a Strong Rural Area as indicated on Map 9.1 of the Meath County Development Plan, 2021-2027 and is located in an area that is designated as an area under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework (2018), to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, and having regard to the viability of smaller towns and rural settlements. Furthermore, the totality of the relevant provisions of the Meath County Development Plan 2021-2027, include Development assessment criteria at section 9.5.1 of which local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped will be taken into account. Having regard to the extent of rural housing in the surrounding area, and the degree of existing development on the original landholding from which the site is taken, it is considered that the proposed development would be contrary to the Development Assessment Criteria for rural

housing as set out in the Meath County Development Plan, 2021-2027. In this regard and on the basis of the documentation submitted with the application and appeal, it is considered that 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 be contrary to the relevant provisions of the Meath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 03/07/2023