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**Board Direction**  
**BD-015440-24**  
**ABP-316058-23**

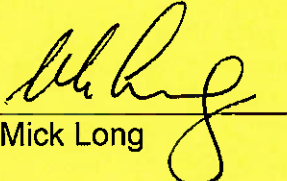
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2024.

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 an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with section 9.4 of the Meath County Development Plan 2021-2027, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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 development would also set an undesirable precedent in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 15/02/2024