



An
Bord
Pleanála

Board Direction
BD-013684-23
ABP-317186-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2023.

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 location of the site within an "Area Under Strong Urban Influence" as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issues by the Department of the Environment, Heritage and Local Government in April, 2005 and to National Policy Objective 19 of the National Planning Framework, for rural areas under urban influence, seeks 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 in an area where housing is restricted to persons demonstrating local need in accordance with the relevant objectives in Section 9.4 of the Meath County Development Plan 2021-2027, it is considered that it has not been sufficiently demonstrated that either applicant comes within the scope of the housing need criteria as set out in the National Planning Policy or Policy RD POL1 and RD POL 2 the Development Plan for a house at this location. In the absence of an identified locally based, site specific economic or social need to live in the area, it is considered that the proposed development would contribute to the development of random rural housing in the area, would exacerbate the

existing excessive development 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.

Board Member



Date: 12/09/2023

Liam Bergin