



An  
Bord  
Pleanála

**Board Direction**  
**BD-016804-24**  
**ABP-318248-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2024.

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

#### **Reasons and Considerations**

1. Having regard to the derelict nature of the pre-existing house, to the location of the site within an Area Under Strong Urban Influence and to Section 9.4 of the Meath County Development Plan 2021-2027 which 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, the Board was not satisfied on the basis of the information on the file that the applicant comes within the scope of either economic or social housing need criteria as set out in the Development Plan. The proposed development, in absence of any identified local based need for the house at this location, would result in a haphazard and unsustainable form of development in an unserved area, 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 and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted and in the absence of any documentation in relation to the 'necessity' for the agricultural structure to be retained, it is considered that the applicant has not demonstrated a justification for the necessity for the agricultural structure, of this scale, at this location. Accordingly, the development to be retained would conflict with the provisions of Section 9.8.1 of the County Development Plan 2021-2027, and would establish an undesirable future precedent for developments of this kind and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 21/06/2024