



An  
Bord  
Pleanála

**Board Direction**  
**BD-018559-24**  
**ABP-318681-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2024.

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

#### **Reasons and Considerations**

1. The proposed inclusion of 5(no) units which would be in permanent residential use by way of long-term rental occupancy would give rise to an unsustainable form of development and to the inefficient and unsustainable provision of public services and infrastructure in a rural area which lacks in certain services and community facilities, remote from any designated settlement. Accordingly, the development proposed, if permitted, would be contrary to objective CS OBJ 1 of the Meath County Development Plan 2021-2027, which seeks to secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, and would therefore be contrary to the proper planning and sustainable development of the area.
2. In the absence of sufficient justification for the provision of 5(no) permanent residential units at this unserviced, rural location and consequently, the proposed development of an entirely new building for the accommodation of short-term tourist units on the subject site, it is considered that to permit the development as proposed would result in the intensification of development on this rural site in a haphazard and non-integrated manner which would be contrary to policy RD POL 13 'to protect agricultural or agri-business uses from unplanned and/or

incompatible urban development' and policy ED POL 73 of the Meath County Development Plan 2021-2027 which provides that new build holiday home/self-catering development on a farm holding will only be considered where it has been demonstrated that the utilisation of other existing structures on the property are not viable options. Therefore, to permit the development as proposed, would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the layout of the proposed development would pose a threat to traffic safety, given the proposed provision of car parking spaces and turning movements, proximate to the site's access which has limited sightline visibility. Therefore, the Board is not satisfied that the proposed development, if permitted would not endanger public safety by reason of traffic hazard and accordingly to permit the development proposed would be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Peter Mullan

**Date:** 23/12/2024