

An
Bord
Pleanála

Board Direction
BD-018425-24
ABP-320140-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2024.

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

Reasons and Considerations

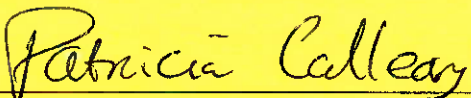
1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons who are an intrinsic part of the rural community and can demonstrate local need in accordance with Policy RD POL 1 and 2 and Section 9.4 criteria of the Meath County Development Plan 2021-2027, it is considered that the applicant, by reason of a lack of sufficient supporting documentary evidence, has not adequately demonstrated that they 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 an evidenced 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 proposed development be contrary to Policy RD POL 1 and 2 of the Meath County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is accessed from a road, L-1009, designated a local primary road and a Strategic Corridor in Map.9.2 of the Meath County Development Plan 2021-2027, and at a location where new accesses are restricted to preserve the function and carrying capacity of the road in accordance with Policy RD POL 39 and 40, unless the exceptions in Section 9.15.3 of the development plan are met. It is considered that the applicant, by reason of a failure to establish a local rural housing need, does not meet the exception criteria for vehicular access at this location. The proposed development would prejudice the carrying capacity and function of the local road and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board considered the proposed new vehicular access onto the local road, L-1009, would achieve adequate sightlines onto a straight stretch of road, and having regard to the limited additional traffic that would be generated from a single house and that the road is evidently lightly trafficked, the Board came to the view that this access would not reasonably result in endangering public safety by reason of a traffic hazard or be contrary to Policy RD POL 38 accordingly. In this regard, the Board did not share the view of the inspector to also refuse permission on this basis and did not attach this recommended reason (number three) to the Board's own decision for this reason.

Board Member


Patricia Calleary

Date: 10/12/2024