



An
Bord
Pleanála

Board Direction
BD-019697-25
ABP-320711-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2025.

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 development is located within a "rural area under strong urban influence" where it is requirement for applicants to (i) comply with the local needs qualifying criteria as outlined in section 9. 4 of the Meath County Development Plan 2021- 2027 (as varied) and to (ii) demonstrate a rural housing need. It is considered, based on the information submitted, that the applicant has not demonstrated that the proposal would meet the Development Assessment Criteria that would justify an exception to the policy for a dwelling at this location on the grounds of an exceptional medical need. The proposed development would be contrary to the policy of the Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan 2021- 2027 (as varied) and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located within a "rural area under strong urban influence" in the Meath County Development Plan 2021- 2027. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and exacerbate an existing ribbon of development and result in an excessive concentration and density of

residential development. The proposed development would, therefore, be contrary to policy RD POL 3 of the Meath County Development Plan 2021-2027 (as varied) and the proper planning and sustainable development of the area.

3. The proposal is contrary to policies RD POL 38, RD POL 39, and development assessment criteria, in that to grant the proposed development would reduce the capacity of the road, interfere with the safety and free flowing nature of traffic on the road, adversely affecting the use of the strategic road corridor, and a safe means of access and visibility has not been demonstrated in accordance with the Meath County

[**Note:** The Board considered that the proposal would be contrary to policies HER POL 37, HER POL 40, and RD POL 20 of the Meath County Development Plan 2021- 2027, in that the proposal, if permitted, would not safeguard the long-term health and viability of existing trees which contribute to the rural character of the area and adequate landscaping details have not been provided. The Board considered that, ordinarily this issue would warrant further consideration and possibly further information, however as this constituted a new issue within the context of the appeal and given the substantive reasons for refusal set out above, it was decided not to pursue this matter under the current appeal.]

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member


Stephen Bohan

Date: 19/05/2025