

**Board Direction
BD-019523-25
ABP-321140-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2025.


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

Reasons and Considerations

Notwithstanding the temporary nature of the proposed development, it is considered that, having regard to the layout, design, materials and finishes of the subject development, the proposal would constitute a form of development that would be contrary to the provisions of Policy RD POL 9 of the Meath County Development Plan 2021-2027 (Rural Residential Development: Design and Siting Considerations), requiring rural housing to be designed in accordance with the "Meath Rural House Design Guide" (appended to the Development Plan), to ensure high standards in the design and construction of rural housing to ensure that they integrate harmoniously with their surroundings and thereby protect the amenity and character of the countryside of County Meath. Furthermore, it is considered that the subject structure would provide a sub-standard level of accommodation for its occupant(s) as the internal floor area would be less than the minimum requirement for one-bedroom houses as set out in Quality Housing for Sustainable Communities (2007), published by the Department of the Environment, Heritage and Local Government. Accordingly, it is considered that the proposed development would represent a sub-standard type of residential accommodation, which would be contrary to the

provision of the Meath Rural House Design Guide, which is a constituent part of the Meath County Development Plan 2021-2027, would result in a poor standard of residential amenity for the occupant(s) of the dwelling, would set an undesirable precedent for similar forms of sub-standard residential accommodation and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 23/04/2025