



An
Bord
Pleanála

Board Direction
BD-019704-25
ABP-321724-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2025.

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 application site is located in a Rural Area Under Strong Urban Influence, as identified in the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005) and the Meath County Development Plan 2021-2027, where housing is restricted to persons demonstrating local need in accordance with RD POL 1, RD POL 2 and Section 9.4 of that that plan. Section 9.4 states that proposals for individual dwellings, relating to natural resources related employment, will be supported on suitable sites in rural areas. In this instance, the applicant has failed to demonstrate that his significant and predominant employment is in the bloodstock and equine industry and that he has a need, on this basis, to live in the rural area in the immediate vicinity. The proposed dwelling would therefore contravene Policy RD POL 1 and RD POL 2 of the Meath County Development Plan and conflict with the provisions of the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The application site is located within the Tara Skryne Hills Landscape Character Area as defined in Appendix 5 of the Meath County Development

Plan 2021-2027, which has 'exceptional' landscape value, 'high' landscape sensitivity and is of national/international importance. The site is also located within Protected View 47 panoramic view from Skryne Church, which includes the view to the north east. Due to their backland and upland location, the farm office to be retained and the proposed dwelling will impact on the foreground of that Protected View 47 Skryne Church, and contribute to a cumulative impact of the built environment on the character of the rural landscape. The proposed development and the development proposed to be retained (specifically, the farm office) would therefore interfere with the character of the landscape and with a view which has been identified for preservation, and would be contrary to Objective HER OBJ 56 and Policy HER POL 52 of the Meath County Development Plan 2021 – 2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

3. Having regard to the configuration of the existing roadside boundary wall to the north of the access point, and the absence of any demonstration of consent of the owner to the alteration of that boundary, the applicant has not demonstrated to a satisfactory degree that adequate sight distance can be achieved to the north of the entrance. The proposed development would therefore endanger public safety by reason of traffic hazard.

In deciding not to refuse permission in accordance with the Inspector's recommended refusal Reason No. 1, the Board considered that an equestrian development in this rural area is acceptable in principle and the issues arising in the said recommended refusal reason may be appropriately addressed by way of design amendments, mitigations and/or conditions. However, given the other substantive reasons for refusal, the Board decided not to pursue these matters in this instance.

Board Member



Tom Rabbette

Date: 19/05/2025