



An
Bord
Pleanála

Board Order
PL 17.248461

Planning and Development Acts 2000 to 2016

Planning Authority: Meath County Council.

Planning Register Reference Number: LB/170162.

Appeal by Annette Simpson care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 11th day of April, 2017 by Meath County Council to refuse permission to the said Annette Simpson.

Proposed Development Retention of existing two-bedroom, single storey, demountable dwelling unit (circa 50 square metres) and septic tank, metal sliding gate to entrance and four number of pressed steel storage sheds, with associated site works, all at Rathdrinagh, Beauparc, Navan, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The site of the proposed development is located in a rural area outside any settlements designated for additional development in the Meath County Development Plan 2013-2019. According to section 10.3 and Policy Objective RD POL 1, it is the policy of the planning authority to direct development into these designated settlements and to restrict residential development in rural areas outside these settlements to those applicants who can demonstrate an intrinsic link to the rural community or an occupation that is predominantly based in the rural community such as agriculture or in the equine industry. The Board is not satisfied, based on the information provided in connection with the application and the appeal, that the applicant has genuine rural housing need in accordance with this policy. The proposed development would, therefore, materially conflict with the rural housing policies of the Meath County Development Plan, 2013-2019 and would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the information provided in connection with the application and the appeal, that the proposed arrangements for effluent treatment and disposal would be in accordance with the standards, as set out in the Environmental Protection Agency Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses, (2009). The proposed development, would, therefore, materially conflict with the polices of the Development Plan for effluent treatment, in particular Polices RD 47-51 of the Meath County Development Plan which provide for such requirements. The proposed development would, therefore, be prejudicial to public health.

3. The location of the entrance to the proposed development is directly onto the N2, a national strategic route at a location which is within an area where the speed limit of 100 km/h applies. It is the policy of the “Spatial Planning and National Roads: Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in January 2012, as reflected in the Meath County Development Plan. (Policy TRAN PL 40) to prevent creation of additional individual entrances and intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone to facilitate the efficiency and effectiveness of the national strategic road network. The proposed entrance and the additional turning movements created by the proposed development would interfere with the unobstructed, safety and free-flow of traffic on the route and would, therefore, materially conflict with the policy objective of the Meath County Development Plan, 2013-2019 and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017