



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: TA/171444

APPEAL by Priscilla Geraghty care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 8th day of February, 2018 by Meath County Council to refuse permission.

Proposed Development: Construction of a detached single storey dwellinghouse complete with detached garage, onsite wastewater treatment system and percolation area, new vehicular entrance and all associated site works at Blackditch, Longwood, 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 is located in a rural area outside any designated settlement as defined in the Meath County Development Plan 2013-2019 where development, which is not rurally-generated, should be more properly located in settlement centres. It is the policy of the County Development Plan to restrict housing in this area to those who are intrinsically part of the rural community. It is considered, based on the information submitted, that the applicant has not established a rural generated housing need for a dwelling at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, taken in conjunction with existing development in the area, would constitute an excessive concentration and density of development and exacerbate the level of ribbon development within this rural area which is subject to strong urban influence. The proposed development would seriously injure the visual amenities of the area, would militate against the preservation of the rural environment, would set an undesirable precedent for future development in this area and lead to demands for the uneconomic provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the Meath County Development Plan 2013-2019 which identifies the site as lying within a rural area under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. It is considered that the applicant does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house would, therefore, 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.

Stephen Bohan

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

Dated this day of 2018.