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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/171195**

**APPEAL** by Ronan and Sarah Brennan care of Ger Fahy Planning “Annaghdown”, Pagestown, Kilcloon, County Meath against the decision made on the 5<sup>th</sup> day of March, 2018 by Meath County Council to grant subject to conditions permission to Brian Calvey care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan.

**Proposed Development** Erect fully serviced two-storey dwelling with detached domestic garage, entrance, sewerage treatment facilities and all ancillary works, at Lisdornan, Julianstown, 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 within an 'Area under Strong Urban Influence' as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005) and in a 'Rural Area under Strong Urban Influence', which is demonstrating pressure for individual dwellings, and where housing is restricted in accordance with the policies set out in the Meath County Development Plan 2013-2019, as varied. RD POL 2 of the Plan seeks "to facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan." This policy is considered reasonable. It is considered that the applicant has not demonstrated that his housing need is not urban generated and therefore, the proposed development would conflict with this policy, and that an additional house in this area would, therefore, contribute to the encroachment of random rural development in the vicinity, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the topography of the site, it is considered that by reason of its height and bulk, the proposed two-storey house would be visually obtrusive in an area of very high landscape character value, as set out in the Meath County Development Plan 2013-2019. 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 considered the lack of information regarding the nature and location of employment of the applicant, and could not be satisfied that he did not have an urban-generated (as opposed to rural-generated) housing need.

Furthermore, the Board considered that the location of the proposed two-storey house in an open agricultural field would militate against the preservation of the rural environment which it is necessary to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**