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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/180082**

**APPEAL** by Jacqui McConville care of KT Designs of Unit 12, Beat Centre, Stephenstown Industrial Estate, Balbriggan, County Dublin against the decision made on the 23<sup>rd</sup> day of October, 2018 by Meath County Council to refuse permission for the proposed development.

**Proposed Development:** A new single-storey dwellinghouse (140 square metres) along with new proprietary wastewater treatment system and percolation area, blocking up of existing entrance and forming of new replacement vehicular entrance and all associated siteworks including demolition of existing outbuildings at Stadalt, Stamullen, County Meath, as amended by the further public notice received by the planning authority on the 27th day of September, 2018.

**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. Having regard to the location of the site 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 in April, 2005, wherein it is policy to distinguish between urban-generated and rural generated housing need, and having regard to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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 has not demonstrated that she comes within the scope of the housing need criteria as set out in the Guidelines and that she has not demonstrated an economic or social need to live in this rural area in accordance with national policy, notwithstanding the provisions of the Meath County Development Plan 2013-2019. Furthermore, the Board is not satisfied that the applicant’s housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, would 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. The proposed development would, therefore, materially contravene the Ministerial Guidelines and would be contrary to national policy and to the proper planning and sustainable development of the area.

2. The proposed development would add to a proliferation of vehicular entrances onto this public road and would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines are restricted in an easterly direction. Furthermore, it is considered that the proposed removal of a significant part of a roadside boundary hedgerow to gain access to the site and to achieve the sightlines would have a detrimental effect on the rural character of the area and would be contrary to Policies RD POL 9 and NH POL 13 of the current Meath County Development Plan 2013-2019.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**