



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: KA/190264

APPEAL by Brian and Ciara Hanratty care of Campbell and Carolan of Kilriffin, Drumconrath, County Meath against the decision made on the 2nd day of May, 2019 by Meath County Council to refuse permission.

Proposed Development: Construction of a new storey and a half, four bedroom, detached dwelling (200 square metres), detached garage (18 square metres, wastewater treatment system and percolation area, private well, site entrance and all associated site works at Rathrasna, Drumconrath, 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 within an “Area Under Strong Urban Influence” as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005 and in a ‘Strong Rural Area’ according to the Meath County Development Plan 2013-2019, wherein urban generated housing is directed to areas zoned for new housing development in towns and villages. In addition, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, in areas under urban influence, based on the core consideration of demonstrable economic or social need to live in a rural area and having regard to siting and design criteria and the viability of smaller towns and rural settlements and, in rural areas elsewhere, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, or that the applicant’s housing needs could not be satisfactorily met in a smaller town or rural settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines

and to the over-arching national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would extend the existing pattern of linear housing along this section of public road and would contribute to undesirable ribbon development in this rural location. The proposed development would, therefore be contrary to the Ministerial Guidelines, “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, which recommend against the creation of ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.