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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/190411**

**APPEAL** by John and Nathalie Sheridan of Willow Cottage, Oberstown, Skryne, Tara, County Meath against the decision made on the 31<sup>st</sup> day of July, 2019 by Meath County Council to grant subject to conditions a permission to Malachy Lavery care of Jova Planning Consultants of Boyerstown, Navan, County Meath.

**Proposed Development:** Construction of a part storey and a half, part single storey dwellinghouse, detached garage, new wastewater treatment system and percolation area and all associated site development works at Skreen, Tara, County Meath. Further public notices were received by the planning authority on the 8<sup>th</sup> day of July, 2019.

**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. Furthermore, the subject site is located in an area that is designated under urban influence, where 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, 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. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live at this site within this rural area. 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, notwithstanding the provisions of the Meath County Development Plan 2013-2019 and would be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority as set out at section 10.5.2 of the Meath County Development Plan 2013-2019, to control urban sprawl and ribbon development. This policy is considered to be reasonable. In addition, Appendix 4 of the Ministerial Guidelines, 'Sustainable Rural Housing Guidelines for Planning Authorities', issued in 2005 by the Department of the Environment, Heritage and Local Government, recommend against the creation of ribbon development. It is considered that the proposed development would be in conflict with the development plan policy and with the Ministerial Guidelines because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the 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.

3. Having regard to waterlogged ground conditions on site as observed by the Planning Inspector, and the details contained in the application documentation regarding the water table, the Board is not satisfied on the basis of the information submitted with the planning application that the effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system and that in conjunction with a proliferation of treatment systems in the vicinity, the proposed development would, therefore, be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Chris McGarry**

**Member of An Bord Pleanála**

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

**Dated this            day of            2020.**