



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA/190422

APPEAL by Suzanne Corry care of Jakkulla Architecture and Design of 56A Ramleh Park, Milltown, Dublin against the decision made on the 15th day of August, 2019 by Meath County Council to refuse permission.

Proposed Development: Construction of a two-storey detached dwellinghouse, the installation of a proprietary sewage system and accessed from a public road (L22082) via existing gate with ancillary site works, all on a site of approximately 0.3228 hectares, at Bedfanstown, Drumree, 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

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, wherein it is the policy to distinguish between urban-generated and rural-generated housing need. Furthermore, the subject site is located in an area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, adopted by the Government, 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, it is considered that the applicant does not have a demonstrable economic or social need for a house at this rural location, and that the applicant's stated housing need could be satisfactorily met within an established town or village/settlement centre, particularly in the light of the proximity of the site to the town of Dunshaughlin, wherein there are lands zoned for residential development. The proposed development would, therefore, constitute urban generated housing, which would be contrary to the Ministerial Guidelines, and would be contrary to the over-arching national policy, notwithstanding the provisions of Section 10.4 of the current Meath County Development Plan, and would be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2020