



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: AA/190962

APPEAL by Edmund Tormey of Wotton, The Ward, County Meath against the decision made on the 11th day of September 2019 by Meath County Council to refuse permission for the proposed development.

Proposed Development: A detached single-storey dwelling house, on site wastewater treatment system and percolation area, modification to improve existing site entrance to be the main vehicular entrance to the development and all associated site works at Fleenstown Great, 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. Having regard to the location of the subject site, which 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 in 2005 and having regard to National Policy Objective 19 in the National Planning Framework, which is “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”, the Board is not satisfied, having regard to the documentation submitted with the application, that the applicants have established a demonstrable economic or social need to live at this site within this rural area, or that the applicants’ housing need could not be satisfactorily met within an established smaller town or village/settlement centre (such as the nearby settlement of Ashbourne). It is, therefore, considered that the applicants do not come within the scope of the housing need criteria as set out in national policy for a house at this location, notwithstanding the provisions of the current Meath County Development Plan. The proposed development would, therefore, be contrary to these Ministerial Guidelines and to the overarching national policy, and be contrary to the proper planning and sustainable development of the area.

2. The site for the proposed development is in a rural area within the environs of the town of Ashbourne that is demonstrating, having regard to the existing pattern of development, pressure for individual dwellings, and where housing is restricted in accordance with the policies of the current Meath County Development Plan. Policy RD POL 3 of this Plan seeks “to protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban areas”. This policy is considered reasonable. It is considered that, in the context of this pressure and pattern of development, the proposed development would contribute to the encroachment of random rural housing in the countryside, would represent backland development and would exacerbate this unsustainable pattern of haphazard development of individual dwellings in the rural area. The proposed development would, therefore, materially contravene this Development Plan policy 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.