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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: RA/190884**

**APPEAL** by The Residents of L62221 Cul De Sac care of J.F. Kelleher Solicitors of 4/5 Saint Mary's Terrace, Dunboyne, County Meath against the decision made on the 16<sup>th</sup> day of December, 2019 by Meath County Council to grant subject to conditions a permission to Denis Beirne care of Foster Associates Architects of Dean Hill, Hayes, Navan, County Meath.

**Proposed Development:** Construction of a two-storey style dwelling with detached domestic garage, installation of a proprietary sewage treatment system and form new entrance from public road and relocate existing agricultural entrance to east boundary of site as revised by the further public notices received by the planning authority on the 25<sup>th</sup> day of November 2019 at Waynestown, Dunboyne, 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 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 appeal, including the stated employment locations of the applicant and his wife, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Guidelines, or has a demonstrable economic or social need to live in this rural area.

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.

It is considered 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 current Meath County Development Plan 2013-2019, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board**

**Dated this            day of            2020**