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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/191394**

**APPEAL** by Dublin Airport Authority of Head Office, Dublin Airport, County Dublin against the decision made on the 11<sup>th</sup> day of December, 2019 by Meath County Council to grant subject to conditions a permission to David Rispin care of JS Planning and Engineering Services Limited of Baytown, The Ward, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a two-storey dwelling, a detached domestic garage, new vehicular entrance, installation of a proprietary wastewater treatment system with percolation area and all associated ancillary site works at Baytown, The Ward, 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**

Having regard to the location of the site 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 April, 2005, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, it is considered that the applicant has not demonstrated that they come within the scope of the housing need criteria as set out in the Guidelines and has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements. In such circumstances, the proposed development would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would be contrary to the 2005 Guidelines and would also be contrary to National Policy Objective 19 of the National Planning Framework. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted the applicant's intrinsic connections to the area but were not satisfied that the applicant's particular economic and social circumstances including the applicant's previous employment required the applicant to live in this particularly rural area having regard to the viability of smaller towns and rural settlements in the area such as Ratoath and Ashbourne and Kilbride and The Wotton. In such circumstances, the Board considered that the proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development 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.**