



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: KA/181430

APPEAL by Jackie O'Brien care of John Callaghan of 10 The Cloisters, Oldcastle Road, Kells, County Meath against the decision made on the 17th day of December, 2019 by Meath County Council to grant subject to conditions a permission to Sean McMahon and Sandra Carolan care of ATC Building Surveying and Engineering Consultancy of Unit 2, Dublin Road, Kingscourt, County Cavan.

Proposed Development: A bungalow style dwelling, domestic garage, wastewater treatment system and percolation area, new entrance walls and piers and all ancillary site development works at Kearntown, Drumconrath, Navan, County Meath. Further public notices were received by the planning authority on the 22nd day of November, 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, 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 the appeal, the existing proliferation of one-off housing in this rural location, and to the number of similar developments permitted within the family landholding, it is considered that the applicants have failed to demonstrate an economic or social need to live in the rural countryside, and at this specific rural location, notwithstanding any provisions of the current Meath County Development Plan, and that their housing needs could not be satisfactorily met in an established smaller town or village/settlement centre, such as the nearby settlement of Drumconrath or the nearby town of Ardee. Furthermore, it is considered that the proposed development would contribute to, and exacerbate, the encroachment of random rural development in an area of open countryside where there is a proliferation of such building types. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate onto a local road at a point where sightlines are restricted.

Philip Jones

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

Dated this day of 2020.