



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/191574

APPEAL by Sinéad O’Leary of 16 O’Connell Avenue, Phibsboro, Dublin and by Dublin Airport Authority of Head Office, Dublin Airport, County Dublin against the decision made on the 23rd day of January, 2020 by Meath County Council to grant subject to conditions a permission to AnnMarie Doyle care of Ultan Blake of Eslin House, Cultrumner, Drumree, Dunshaughlin, County Meath.

Proposed Development New dwelling and detached garage, Oakstown BAF wastewater treatment system with percolation area, using existing shared entrance onto public road, landscaping and all associated site works, all at Blackhall Big, Kilcloon, 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 in a 'Rural Area Under Strong Urban Influence', as set out in Section 2.7 and Map 10.1 of the current Meath County Development Plan and in accordance with Section 3.2 of 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 policy to distinguish between urban-generated and rural-generated housing need. For such areas, Policy RD POL 2 of the current Meath County Development Plan requires that urban generated housing be directed to areas zoned for new housing development in towns and villages in the area of the Development Plan. Furthermore, National Policy Objective 19 of the National Planning Framework seeks to ensure that in rural areas under urban influence, planning authorities should 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 application and the appeal, including the further documentation received on foot of the most recent request under section 137 of the Planning and Development Act, 2000, as amended, notwithstanding the justifications put forward by the applicant as to the social need to reside close to her elderly parent, it is considered that the applicant's need for a house is urban-generated, in light of the location of the applicant's employment within an urban area and that the applicant's housing needs could be satisfactorily met in an established smaller town, village or urban settlement area in relatively close proximity to her parent's home.

In this context, it is considered that the proposed development would contribute to the encroachment of random development in a rural area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.