



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: TA/200756

APPEAL by Darren Owens and Karen Kelly care of Brendan English of Castlemartin, Navan, County Meath against the decision made on the 10th day of August, 2020 by Meath County Council to refuse permission.

Proposed Development: change of application only on previously approved site located at Rathnally, Trim, Co. Meath (An Bord Pleanála appeal reference number PL 17.247149, planning register reference number TA/151269) for development comprising the construction of a two-storey detached dwellinghouse, proprietary wastewater treatment system unit and percolation area, single storey stable building containing garage/boiler, tack room, feed store and four number stable boxes with roof mounted solar panels to the south. Dungstead and soiled water tank, new entrance gateway, setting back of fence line along with the provision of two number passing areas to the public road, new driveway/access road along with all associated services, service connections, landscape and site development works at Rathnally, Trim, 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 a rural area and within the demesne of Rathnally House, a Protected Structure (RPS Reference: MH37 – 104), to its siting within the Boyne Valley Landscape Area which is designated as being of exceptional value and international importance within the Meath County Development Plan 2013-2019, and to the relevant provisions of the National Planning Framework (February 2018) including National Policy Objective 19 which for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, the Board is not satisfied on the basis of the information submitted with the application and the appeal, that the applicants have provided a demonstrable rural housing need to live at this particular location, or that the housing needs of the applicants cannot be provided within a local settlement. 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 be contrary to the provisions of National Policy Objective 19 of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021