



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/200990

APPEAL by Raymond Argue and Michelle McKenna care of Noel Larkin and Associates Limited of The Gables, Main Street, Dunshaughlin, County Meath against the decision made on the 16th day of September, 2020 by Meath County Council to refuse permission.

Proposed Development: Construction of a new two-storey dwelling, new proprietary wastewater treatment system with percolation area, upgrading works to external areas to include landscaping and provision of new hardstandings to facilitate defined access via shared entrance, connection to mains services and all associated works at Redbog, Dunshaughlin, 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

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 published by the Government in 2018, 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, it is considered that the applicant does not come within the scope of the housing needs criteria as set out in Section 10.4 of the Meath County Development Plan 2013-2019, and does not have a demonstrable economic, social or exceptional medical need for a house at this rural area, having regard to the proximity of the site to Dunshaughlin and the viability of this town. The proposed development would, therefore, be contrary to Ministerial Guidelines and to overarching national policy, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development constitutes haphazard backland development in a 'Rural Area Under Strong Urban Influence' and would be contrary to the Meath Rural House Design Guide and consequently Policy RD POL 9 of the Meath County Development Plan 2013-2019. It is considered that the proposed development would, therefore, constitute piecemeal and disorderly development which would seriously injure and be detrimental to the amenities of existing residential properties in the area, and would set an undesirable precedent for further such development in rural areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2021.