



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/201207

APPEAL by Tom Dermody and Others of Warrenstown, Dunboyne, County Meath and by daa of Head Office, Dublin Airport, County Dublin against the decision made on the 27th day of October, 2020 by Meath County Council to grant subject to conditions a permission to Paul McGovern care of Jova Planning Consultants of Boyerstown, Navan, County Meath.

Proposed Development: Construct a storey and a half type dwelling house, single storey porch to front, detached garage, new wastewater treatment system and percolation area and all associated site development works at Warrenstown, Dunboyne, 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 rural area under strong urban influence 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 policy to distinguish between urban-generated and rural-generated housing need, and to National Policy Objective 19 of the National Planning Framework (February 2018), adopted by the Government, in relation to rural areas under urban influence which 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 an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the location of the subject site within a rural area under strong urban influence, and considered that the Inspector had failed to assess the appeal in relation to the 'Sustainable Rural Housing Guidelines for Planning Authorities' (April 2005) and the National Planning Framework (February 2018). National Policy Objective 19 of the National Planning Framework seeks "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 an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2021