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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/201247**

**APPEAL** by Annette Simpson care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 2<sup>nd</sup> day of November, 2020 by Meath County Council to refuse permission.

**Proposed Development:** (1) Retention of existing two bedroom, single storey demountable dwelling unit (circa 50 square metres), (2) Retention of metal sliding gate to entrance, (3) Retention of four number of pressed steel storage sheds, (4) Planning permission is sought decommissioning of existing septic tank and installation of a new effluent treatment system and sand polishing filter with associated site works at Rathdrinagh, Beauparc, Navan, 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 development for which retention is sought is located in a rural area outside any settlements designated for additional development in the Meath County Development Plan 2013-2019. According to Section 10.3 and Policy Objective RD POL 1, it is the policy of the planning authority to direct development into these designated settlements and to restrict residential development in rural areas outside these settlements to those applicants who can demonstrate an intrinsic link to the rural community or an occupation that is predominantly based in the rural community such as agriculture or in the equine industry. The Board is not satisfied, based on the information provided in connection with the planning application and the appeal, that the applicant has demonstrated such a link or occupation to comply with this policy. Furthermore, as the location of the subject site is within an Area under Strong Urban Influence, as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005 and where it is national policy, under National Policy Objective 19 in 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements”, the Board is not satisfied, having regard to the documentation submitted with the planning application, that the applicant has established a demonstrable

economic or social need to live at this site within this rural area. The development for which retention is sought would, therefore, be in material conflict with the rural housing policies of the Meath County Development Plan, 2013-2019, and would be contrary to these Ministerial Guidelines and to the over-arching national policy, and be contrary to the proper planning and sustainable development of the area.

2. The location of the entrance to the development for which retention is sought is directly onto the N2, a national strategic route at a location which is within an area where the speed limit of 100 km/h applies. It is the policy of “Spatial Planning and National Roads: Guidelines for Planning Authorities”, issued by the Department of the Environment, Community and Local Government in 2012, as reflected in Policy RD POL 36 and 37 of the Meath County Development Plan 2013-2019, to prevent the creation of additional individual entrances and the intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone, in order to facilitate the efficiency and effectiveness of the national strategic road network. The subject entrance, and the additional turning movements created by the development for which retention is sought, would interfere with the unobstructed, safety and free flow of traffic on this national route, would endanger public safety by reason of traffic hazard and would be contrary to these Ministerial Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2021**