

An
Bord
Pleanála

Board Order
ABP-308951-20

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: TA/200888

APPEAL by Trudy McGuinness care of John Callaghan of 10 The Cloisters, Kells, County Meath against the decision made on the 25th day of November, 2020 by Meath County Council to grant subject to conditions a permission to Niamh McNevin care of Shay Duff Designs of Lobinstown, Navan, County Meath.

Proposed Development: Construction of a single storey dwelling, domestic garage, wastewater treatment system with polishing filter, new entrance and all ancillary site works at Clonard Old, Clonard, Enfield, County Meath. Further public notices were received by the planning authority on the 2nd day of November, 2020.

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 outside of any designated settlement and in a Strong Rural Area as identified in the Meath County Development Plan 2013-2019 where it is the policy of the planning authority to restrict houses in this area to those who are intrinsically part of the rural community and, on the basis of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a rural housing need for a house at this location in accordance with the provisions of the Development Plan for houses in Strong Rural Areas, which include the degree of existing development on the original landholding from which the site is taken. Furthermore, having regard to the location of the site within an area under urban influence, to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, 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

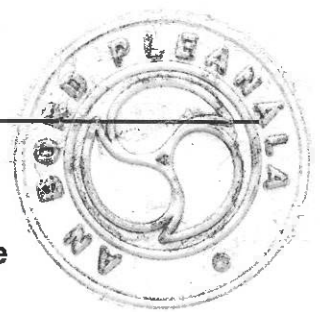
development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

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



Dated this *8th* day of *June* 2021