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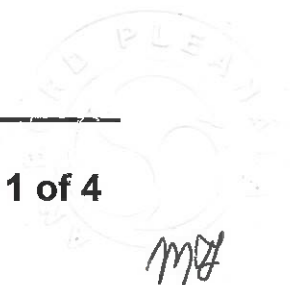
**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: TA/201536**

**APPEAL** by Jennifer and Anthony Cunningham care of J.V. Quinn and Associates of Rathmolyon, Enfield, County Meath against the decision made on the 15<sup>th</sup> day of December, 2020 by Meath County Council to refuse permission.

**Proposed Development:** A single storey dwelling, detached domestic garage, secondary wastewater treatment system with soil polishing filter, extension of pedestrian entrance on south-west of adjacent site to vehicular access and the formation of a shared entrance with the application site, relocation of roadside fencing and mature planting behind envelope of visibility on the application site to satisfy RD POL 41 of the Meath County Development Plan 2013-2019 and lands to east outside application site to comply with Section 2.1.3 Sight Lines of Appendix 15 of the Meath County Development Plan 2013-2019, all to conform with DMRB Section TD41/95 and TD 9/07 of Transport for Ireland Infrastructure. All at Boolykeagh, Longwood, 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. Having regard to the location of the site within Area 2 Stronger Rural Area in the Meath County Development Plan 2013-2019 where RD POL 4 and RD POL 5 apply, within a rural area under urban influence according to the Sustainable Rural Housing Guidelines, 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 would not comply with the Development Plan, the Guidelines or 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.

2. The proposed development while providing a new shared entrance would lead to an intensification of use of this vehicular entrance onto the R160 Regional Road which is identified as a Strategic Corridor in the Meath County Development Plan 2013-2019. The proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines are restricted particularly in a westerly direction. The proposed development would, therefore, be contrary to Policies RD POL 38, RD POL 39 and RD POL 40 of the Meath County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

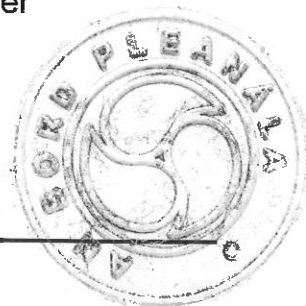
3. Having regard to the extent of the proposed removal of roadside boundary hedgerow and roadside trees that is required in order to gain access to the site and to achieve the sightlines and in the absence of a demonstrable social and economic need to live in this particular rural area, the Board considered that the proposed development would be contrary to RD POL 41 of the Meath County Development Plan 2013-2019 and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

*Dr. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

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



Dated this *24<sup>th</sup>* day of *May* 2021.