



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: LB201281

APPEAL by Matthew and Sophie Nicholson care of Coughreagh, Rockfield, Drumconrath, County Meath against the decision made on the 11th day of January, 2021 by Meath County Council to grant subject to conditions a permission to Ian Kearney care of James Shanley and Associates of Coolfore Road, Ardracran, Navan, County Meath.

Proposed Development Construction of proposed private residence, new entrance onto main road, installation of septic tank and percolation area, proposed stables, including all ancillary site works, all at Clontail, Drumconrath, 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. Having regard to the location of the site within a rural area under 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 and in a 'Strong Rural Area' in the Meath County Development Plan 2013 - 2019 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 on the basis of the documentation submitted with the planning application and the appeal, and notwithstanding the applicant's recent links to the rural area, that the applicant has not adequately 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.

2. The proposed development would contravene materially Condition Number 1 attached to an existing permission under planning register reference number 95/967 which requires under Section 38 of the Local Government (Planning and Development) Act 1963 that the lands, of which the application site under the current application forms part of, be sterilized from further residential development. The proposed development would, therefore, be contrary to 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 *26th* day of *August* 2021.

