

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

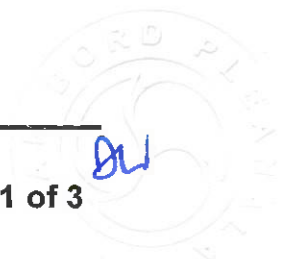
Planning Register Reference Number: AA/201856

APPEAL by Paul Conway care of Cornahilt Design Studio of Cornahilt Lodge Barn, The Grove, Ballyjamesduff, County Cavan against the decision made on the 4th day of February, 2021 by Meath County Council to refuse permission.

Proposed Development: Construction of one number fully serviced two-storey dwelling and 1 number fully serviced single storey domestic garage. The provision of new sewage treatment system, connection to group water scheme, new entrance walls and piers, driveway and all associated ancillary site works at Clonardran, Tara, 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

The site of the proposed development is located within an 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 as set out in the National Planning Framework, adopted by the Government in relation to rural areas under urban influence, 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". Having regard to the documentation submitted with the application and the appeal, it is not considered that the applicant has sufficiently demonstrated an economic or social need to live in this rural area. It is therefore considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location, and would contravene strategic policy 'RUR DEV SP2' in the Meath County Development Plan 2013-2019. In the absence of an identified locally based, site specific economic or social need to live in the area, it is considered that the proposed development would contribute to the development of random rural housing in the area, would exacerbate the existing pattern of ribbon

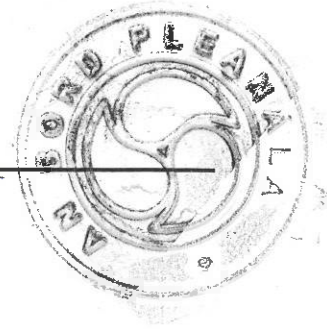
development and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to current development plan, to Ministerial Guidelines and to over-arching national policy and would be contrary to the proper planning and sustainable development of the area.



Dave Walsh

Member of An Bord Pleanála

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



Dated this *30th* day of *June* 2021