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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 21/53**

**APPEAL** by Kathleen McDonagh care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 10<sup>th</sup> day of March, 2021 by Meath County Council to refuse permission.

**Proposed Development:** Retention of existing three bedroom, single storey demountable dwelling unit (circa 40 square metres) and permission for new Oakstown treatment system with sand polishing filter, with associated site works, at Cushinstown, Rathfeigh, 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 subject site is located in a rural area which is identified by the Meath County Development Plan 2013-2019 as being under strong urban influence. In such areas, National Policy Objective 19 of the National Planning Framework (2018) outlines that single housing proposals shall be facilitated 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, and Policy RD POL 1 of the Meath County Development Plan 2013-2019 also requires that individual house developments shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that they are an intrinsic part of the rural community in which the development is located. The proposed development, therefore, does not accord with National Policy Objective 19 of the National Planning Framework, materially contravenes the rural housing policies of the Meath County Development 2013-2019, and would be contrary to the proper planning and sustainable development of the area.

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



**Michelle Fagan**

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

Dated this 15<sup>th</sup> day of July 2021.

