

An
Bord
Pleanála

Board Order
ABP-310200-21

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: KA/202028

APPEAL by Edward Kenny of Balmain, Dowdstown, Wilkinstown, Navan, County Meath against the decision made on the 21st day of April, 2021 by Meath County Council to grant subject to conditions a permission to Niamh Bermingham care of De Blacam and Meagher Architects of 4 Saint Catherine's Lane West, Dublin.

Proposed Development: Construction of a single storey dwelling with septic tank and percolation area, domestic entrance, including all associated site works at Fletcherstown, Wilkinstown, Navan, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

8

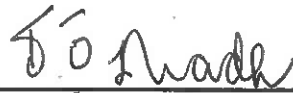
Matters Considered

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 in an area identified as a Strong Rural Area in the Meath County Development Plan 2013-2019, in an area identified as 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, to objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy and to National Policy Objective 19 of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence, in order to avoid overdevelopment and to ensure that the provision of single housing in rural areas under urban influence are provided based on demonstrable economic or social need to live in a rural area, it is considered that the applicant has not demonstrated exceptional circumstances which would justify the grant of planning permission for a dwelling at this rural location. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would give rise to development in a rural area lacking certain public services and community facilities and would establish an undesirable precedent for further development of this type. In addition, the proposed development would

be contrary to the policies and objectives of the Meath County Development Plan 2013-2019 (as varied) which seek to provide more sustainable formats of development within the rural area, through supporting the vitality of lower order centres and existing local community facilities including policies/objectives RD POL 4, RD POL 8, RUR DEV SO 5, CS OBJ 10 and RD OBJ 1. Such policies and objectives are considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

Member of An Bord Pleanála

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



Dated this 4th day of August, 2021.