



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: 21/211

APPEAL by Conor Moran care of Michael Halligan of Seapoint House, Balbriggan, County Dublin against the decision made on the 9th day of June, 2021 by Meath County Council to grant subject to conditions a permission to Stephen Whyte care of Baxter Design of Knockumber, Navan, County Meath.

Proposed Development: The construction of a two-storey type dwelling, effluent treatment system and associated site works at Freffans Great, Trim, County Meath as amended by the revised public notice received by the planning authority on the 14th day of May, 2021 providing for a revised site layout and dwelling orientation.

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 Strong Rural Area as identified in the current Meath County Development Plan and in an Area under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 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 this 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 Ministerial guidelines and to the proper planning and sustainable development of the area.

2. It is considered that, taken in conjunction with existing and permitted development in the vicinity, the proposed development would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *8th* day of *Nov.* 2021.

