

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: 21/778

APPEAL by Sharon Lynagh of Moyaugher, Cortown, Kells, County Meath against the decision made on the 16th day of June, 2021 by Meath County Council to refuse permission

Proposed Development: Construction of a detached two-storey dwelling, a detached domestic garage, a new shared domestic entrance, a wastewater disposal system, and all associated site works and services at Rathmore, Athboy, 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;
 - (a) the location of the site in a rural area outside any designated settlement and in a Strong Rural Area as defined in the Meath County Development Plan 2021–2027,
 - (b) the policies and objectives of the development plan where it is policy to distinguish between rural generated housing and urban generated housing in rural areas, where development which is not rurally generated should be more properly located in designated settlements, and to restrict housing in this area to those who are intrinsically part of the rural community or who have an occupation based in the rural community,
 - (c) the policies and objectives of the development plan requiring transition to a low carbon and climate resilient society, and
 - (d) National Policy Objective 19 of the National Planning Framework which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements,

it is considered, based on the information submitted, that the proposed development has not established a site specific rural generated housing need for a dwelling in this location, would contribute to unsustainable, 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, by reason of its rural location, design,

form and layout. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Meath County Development Plan, 2021 to 2027, policy RD POL 36, which seeks 'to develop and maximise the opportunities of the county's national primary and secondary roads as key strategic infrastructure vital to the county's continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off housing development', and to policy RD POL 37 which seeks 'To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with guidance given in the document 'Spatial Planning and National Roads – Guidelines for Planning Authorities', it is considered that the proposed development does not comply with the above policies and is therefore not considered to be in accordance with the proposed 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 15th day of November 2021.