

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/967

APPEAL by Michael Corcoran care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 14th day of July, 2021 by Meath County Council to refuse permission.

Proposed Development: Construction of an equestrian holiday centre, which will comprise five holiday cottages made up of conversion of a barn to a two-storey three bedroom dwelling, conversion of two stable buildings each to a one bedroom single storey dwelling, conversion of a shed to a two bedroom single storey dwelling, and refurbishment of a stone cottage to a two bedroom single storey dwelling with a new sewage treatment system and associated site development works, access will be via the existing entrance serving the existing farmyard and dwelling at Crumpstown or Marshallstown, Kilmessan, 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 the information submitted with the application and the appeal, and specifically in the absence of sufficient information regarding the nature and extent of equestrian activities at the site (noting the wording of the statutory notice which describes the proposed development as including inter alia an equestrian centre), it is considered that the applicant has not sufficiently demonstrated that the proposed development is consistent with policy ED POL 45 (to encourage new and high quality investment in the tourism industry, with specific reference to leisure including equestrian activities) and policy ED POL 23 (to support the development of activity tourism facilities in appropriate locations) of the Meath County Development Plan 2021-2027. Furthermore, the Board cannot be satisfied that the provision of holiday accommodation alone on this site without any relationship to an associated rural based activity and in the absence of sufficient information as to the relationship of the holiday homes use to existing agricultural activity on site, would constitute an appropriate siting for such holiday accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

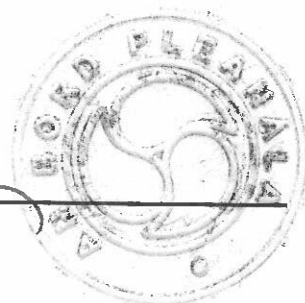
2. Having regard to the information submitted with the application and the appeal and to the nature of soil conditions on the site, the Board is not satisfied that the proposed wastewater system has been designed to adequately manage the safe disposal of wastewater from the proposed development and that effluent from the development can be satisfactorily treated and disposed of on site. In this regard the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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



Dated this 27th day of March 2022.