



Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/743

APPEAL by Champayne Chamberlayne care of Branigan and Matthews of 33 Laurence Street, Drogheda, County Louth against the decision made on the 3rd day of August, 2021 by Meath County Council to grant subject to conditions a permission to Derrick Keating of Pepperstown, Kells, County Meath.

Proposed Development: Domestic dwelling and detached garage, proprietary wastewater treatment system, to include shared entrance to public road and all associated site works at Chamberlainstown, Kells, County Meath as revised by the further public notices received by the planning authority on the 8th day of July, 2021.

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

The site of the proposed development is located within a “Stronger Rural Area” as identified on Map 9.1 of the Meath County Development Plan 2021-2027, wherein it is the policy of the planning authority to strive to achieve a balance between development activity in urban areas and villages and the wider rural area, and in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, it is national policy as set out in National Policy Objective 19 of the National Planning Framework published by Government in February 2018, 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 in areas under urban influence and having regard to siting and design criteria and to the viability of smaller towns and rural settlements in other areas. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this specific rural area, or that the housing needs of the applicant could not be provided within a smaller town or settlement or within a rural node as set out in the Meath County Development Plan 2021-2027. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Ministerial Guidelines and in national policy for a house at this location. The proposed development, in the absence of any identified social or economic based need for the house, would contribute to the encroachment

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of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and having regard to the provisions of the Meath County Development Plan 2021-2027 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 *9th* day of *March* 2022