

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/813

APPEAL by Brian Kenny of Knightstown, Wilkinstown, Navan, County Meath against the decision made on the 4th day of October, 2021 by Meath County Council to grant subject to conditions a permission to Declan Cribbin of Balsaw, Wilkinstown, Navan, County Meath.

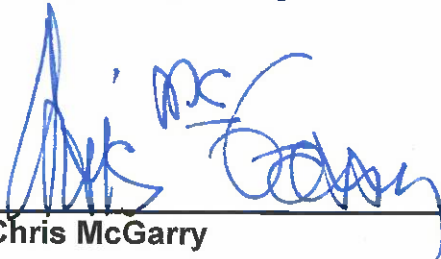
Proposed Development A storey and a half dwelling, domestic garage, packaged wastewater treatment system with polishing filter, new domestic entrance and all ancillary site works, all at Dowthstown, Wilkinstown, Navan, County Meath, as revised by the further public notice received by the planning authority on the 8th day of September, 2021.

Decision

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

Reasons and Considerations

Having regard to the location of the site within an 'Area Under Strong Urban Influence' in accordance with the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in 2005, 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, and to the relevant provisions of the Meath County Development 2021 - 2027, the Board is not satisfied, on the basis of the information on file, that the applicant has demonstrated an economic or social need to live at this specific rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria, as set out in the Guidelines and in national policy for a house at this location. The proposed development, in absence of any identified need for the house at this location, would result in an unsustainable form of development in an unserved area and would militate against the efficient provision of public services and infrastructure and undermine the settlement strategy, as set out in the Development Plan. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, having regard to the relevant provisions of the Meath County Development Plan 2021 – 2027, and would 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 4th day of July 2022.