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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 21/1677**

**APPEAL** by Damien Traynor care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin and by Paul and Sinead Mallon care of Eslin House Design of Cultrumner, Drumree, County Meath against the decision made on the 26<sup>th</sup> day of July, 2022 by Meath County Council to grant subject to conditions a permission to Carl Finlay and Mima Augustinova care of Gaffney and Cullivan Architects of 7 Clonard House, Market Square, Navan, County Meath in accordance with plans and particulars lodged with the said Council.


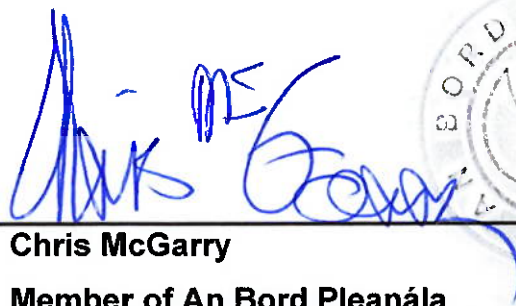
**Proposed Development:** The construction of a storey and a half dwelling together with a single storey granny flat, on-site wastewater treatment system, road entrance and all associated site services and development at Grange, Bective, Navan, County Meath. Further public notices were received by the planning authority on the 7<sup>th</sup> day of June, 2022.

**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 proliferation of one-off rural housing within this rural area and the degree of existing development on the original landholding from which the site is taken, the Board is not satisfied that the proposed development is in accordance with the relevant provisions for rural housing as set out in the Meath County Development Plan 2021-2027, by reference to the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped and the degree of existing development on the original landholding from which the site is taken. Furthermore, it is considered that the proposed development would exacerbate the existing pattern of ribbon development along this side of the public road and would result in the further diminishment of the area's rural character. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment that is sensitive to change and would represent an overdevelopment of one-off dwellings in this rural area. The proposed development 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 <sup>23<sup>rd</sup></sup> day of **November** 2023.