

An
Bord
Pleanála

Board Order
ABP-314769-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

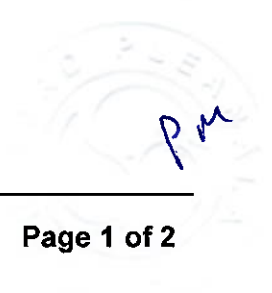
Planning Register Reference Number: 22/965

Appeal by Nua Healthcare Services Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 9th day of September, 2022 by Meath County Council to refuse permission.

Proposed Development: Five number purpose-built community care dwellings, including one number shared unit for those with intellectual disabilities and associated needs, garage/storage building, proposed on-site well to serve the site, on-site wastewater treatment system and percolation area, new site access, on-site car parking area, and associated works, all at Baskinagh, Athboy, County Meath.

Decision

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



Reasons and Considerations

The subject site is zoned 'RA – Rural Area' under the Meath County Development Plan 2021–2027 where the objective is to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage, and where the proposed use (community care facility) is not listed as a 'permitted use' or 'open for consideration'. DM Policy 24 of the development plan requires that the proposed development be in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment, because of the nature of the care required, can be clearly established. It is considered that the applicant has not demonstrated this and that the proposed development would contravene the zoning objective for the site and DM Policy 24 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *30th* day of *November*, 2023.