

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/1035

APPEAL by Trudy McGuinness care of John Callaghan of 10 The Cloisters, Oldcastle Road, Kells, County Meath against the decision made on the 28th day of September, 2022 by Meath County Council to grant subject to conditions a permission to Niamh McNevin care of Shay Duff and Associates of Lobinstown, Navan, County Meath.

Proposed Development: Construction of a single storey dwelling, domestic garage, wastewater treatment system with polishing filter, new entrance and all ancillary site works, all at Clonard Old, Clonard, Enfield, County Meath.

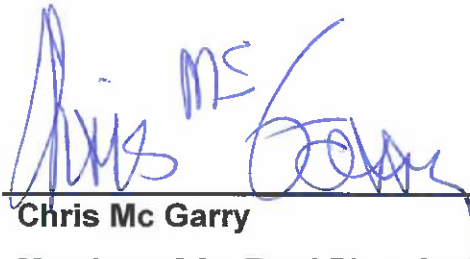
Decision

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

Reasons and Considerations

The site of the proposed development is located within a Stronger Rural Area, as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and a Strong Rural Area as indicated on Map 9.1

of the Meath County Development Plan, 2021-2027 and is located in an area that is designated as an area under urban influence, where it is national policy, as set out in the National Policy Objective 19 of the National Planning Framework (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, and having regard to the viability of smaller towns and rural settlements. Furthermore, the totality of the relevant provisions of the Development Plan, include development assessment criteria at section 9.5.1 of which local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped will be taken into account. Having regard to the extent of rural housing in the surrounding area, and the degree of existing development on the original landholding from which the site is taken, it is considered that the proposed development would be contrary to the Development Assessment Criteria for rural housing as set out in the Development Plan. In this regard and on the basis of the documentation submitted with the planning application and the appeal, it is considered that the proposed development would result in a haphazard and unsustainable form of development in an un-serviced area, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment, which is sensitive to change, and would be contrary to the relevant provisions of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Chris Mc Garry

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 30th day of July 2023.