



An
Bord
Pleanála

Board Order
ABP-317186-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/241

Appeal by Greg Jackson and Fiona Roche of 23 Mount Auburn, Bryanstown, Drogheda, County Louth against the decision made on the 28th day of April, 2023 by Meath County Council to refuse permission.

Proposed Development: Two-bedroom single family passive house, game larder, greenhouse, effluent treatment system and percolation area, potable rainwater harvesting system and stormwater attenuation tank and all associated works, all at Lisdornan, Julianstown, County Meath.

Decision

REFUSE permission for the above proposed development for 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 as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and to National Policy Objective 19 of the National Planning Framework 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, and the location of the proposed development in an area where housing is restricted to persons demonstrating local need in accordance with the relevant provisions of Section 9.4 of the Meath County Development Plan 2021-2027, it is considered that it has not been sufficiently demonstrated that the applicant comes within the scope of the housing need criteria as set out in the National Planning Framework or Policy RD POL 1 and RD POL 2 of the Meath County Development Plan 2021-2027 for a house at this location. In the absence of an identified locally based, site specific economic or social need to live in the area, it is considered that the proposed development would contribute to the development of random rural housing in the area, would exacerbate the existing excessive development, 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 proper planning and sustainable development of the area.


Liam Bergin

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

Dated this 13 day of September 2023.