



An  
Bord  
Pleanála

## Board Order ABP-318248-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 23/760**

**Appeal** by Geoffrey Lyons care of Michael Malone Architect of 35 The Rise, Melrose Park, Swords, County Dublin against the decision made on the 18<sup>th</sup> day of September 2023 by Meath County Council to refuse permission for the proposed development.

**Proposed Development:** The retention of a reconstructed derelict cottage as dwellinghouse, with associated wastewater treatment system and percolation area and the retention of agricultural storage shed and stable boxes with landscaping and ancillary site works at Cloghan, Ardcath, Garristown, County Meath.

### Decision

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

## Reasons and Considerations

1. Having regard to the derelict nature of the pre-existing house and having regard to the location of the site within an Area Under Strong Urban Influence and to Section 9.4 of the Meath County Development Plan 2021-2027 which 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, the Board was not satisfied, on the basis of the submissions made in connection with the application and the appeal, that the applicant comes within the scope of either economic or social housing need criteria as set out in the Development Plan. The proposed development, in absence of any identified locally based need for the house at this location, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the submissions made in connection with the application and the appeal and in the absence of any documentation in relation to the 'necessity' for the agricultural structure proposed to be retained, it is considered that the applicant has not demonstrated a justification for the necessity for the agricultural structure, of this scale, at this location. Accordingly, the development proposed to be retained would conflict with the provisions of Section 9.8.1 of the County Development Plan 2021-2027, would establish an undesirable future precedent for developments of this kind and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 27<sup>th</sup> day of June 2024.