

An
Bord
Pleanála

Board Order ABP-320140-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/175

Appeal by Liam Smyth care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 13th day of June, 2024 by Meath County Council to refuse permission.

Proposed Development: Construction of a one-storey/two-storey, four-bedroom house with detached garage and vehicular access, proprietary wastewater treatment system, percolation area, and ancillary works and landscaping, all at Wotton, The Ward, County Meath.

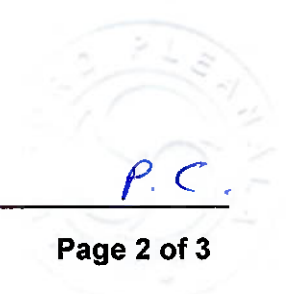
Decision

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

P.C.

Reasons and Considerations

1. 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 in an area where housing is restricted to persons who are an intrinsic part of the rural community and can demonstrate local need in accordance with Policy RD POL 1 and RD POL 2 and Section 9.4 criteria of the Meath County Development Plan 2021-2027, it is considered that, by reason of a lack of supporting documentary evidence, the applicant has not adequately demonstrated that they come within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. The proposed development, in the absence of an evidenced locally based need for the house, 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. The proposed development would be contrary to Policy RD POL 1 and RD POL 2 of the Meath County Development Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The site of the proposed development is accessed from a road, L-1009, which is designated as a local primary road and a Strategic Corridor in Map.9.2 of the Meath County Development Plan 2021-2027, and at a location where new accesses are restricted to preserve the function and carrying capacity of the road in accordance with Policy RD POL 39 and RD POL 40, unless the exceptions in Section 9.15.3 of the development plan are met. It is considered that, by reason of a failure to establish a local rural housing need, the applicant does not meet the exception criteria for a vehicular access at this location. The proposed development would prejudice the carrying capacity and function of the local road and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 16th day of December 2024.