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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 24200**

**APPEAL** by Niall Matthews care of PDC Architects of Churchfields, Kentstown, Navan, County Meath against the decision made on the 1<sup>st</sup> day of July 2024 by Meath County Council to refuse a permission.

**Proposed Development:** Construction of a single storey/storey and a half style dwelling house, waste water treatment system and polishing filter, separate domestic garage, new vehicular access into site and all ancillary site works at Veldonstown, Kentstown, Navan, County Meath.

## **Decision**

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

## Reasons and Considerations

1. The proposed development is located in a rural area which is identified in the Meath County Development Plan 2021-2027, as being under strong urban influence. National Policy Objective 19 of the National Planning Framework 2018 outlines that in such areas, single housing proposals shall be facilitated based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements and Policy RD POL 1 of the development plan also requires that individual house developments, shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that he is an intrinsic part of the rural community in which the proposed development is located. The proposed development, therefore, does not accord with National Policy Objective 19 of the National Planning Framework and contravenes the rural housing policies of the development plan including RD POL 1, RD POL 3 and RD POL 8 and is contrary to the proper planning and sustainable development of the area.
2. The location of the entrance to the proposed development is directly onto the R153, a regional strategic route, at a location where the speed limit of 80 kilometres per hour applies. It is the policy of Meath County Development Plan 2021-2027 as reflected in Policy RD POL 40 to restrict new accesses for one-off dwellings where the 80 kilometres per hour speed limit currently applies, in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads through the creation of excessive levels of individual entrances and to secure the investment in non-national roads. The entrance and the additional turning movements created by the proposed development would interfere with the unobstructed, safe and free flow of traffic on the public road and therefore contravene Policy

RD POL 40 of the development plan and this would be contrary to the proper planning and development of the area.

3. Having regard to the location of the proposed development, on a highly trafficked regional road, where a speed limit of 80 kilometres per hour currently applies, and having regard to the failure of the applicant to demonstrate that a safe access in terms of sightline distance could be provided to serve the development, the additional traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard, and this would be contrary to the proper planning and development of the area.

  
MaryRose McGovern

Member of An Bord Pleanála®

duly authorised to authenticate  
the seal of the Board.

Dated this 27 day of November 2024.