

An
Bord
Pleanála

Board Order
ABP-320711-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/278

APPEAL by Kashif Mahmood care of Reid Associates, Chartered Town Planners, Planning and Development Consultants of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 13th day of August, 2024 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new six bedroomed, part two-storey part single-storey house, with new vehicular entrance, new waste water treatment system and percolation area and all associated siteworks at Greenoge, Kilsallaghan, County Meath.

Decision

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

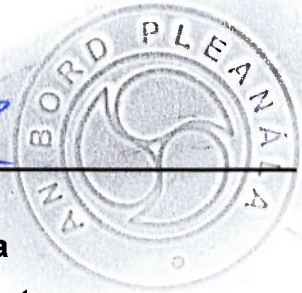
Reasons and Considerations

1. The proposed development is located within a “rural area under strong urban influence” where it is requirement for applicants to (i) comply with the local needs qualifying criteria as outlined in section 9.4 of the Meath County Development Plan 2021- 2027 (as varied) and (ii) demonstrate a rural housing need. It is considered, based on the information submitted, that the applicant has not demonstrated that the proposed development would meet the Development Assessment Criteria that would justify an exception to the policy for a dwelling at this location on the grounds of an exceptional medical need. The proposed development would be contrary to the policy of the Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan 2021- 2027 (as varied) and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located within a “rural area under strong urban influence” in the Meath County Development Plan 2021-2027. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and exacerbate an existing ribbon of development and result in an excessive concentration and density of residential development. The proposed development would, therefore, be contrary to policy RD POL 3 of the Meath County Development Plan 2021-2027 (as varied) and the proper planning and sustainable development of the area.

3. The proposed development is contrary to policies RD POL 38, RD POL 39, and development assessment criteria, in that to grant the proposed development would reduce the capacity of the road, interfere with the safety and free flowing nature of traffic on the road, adversely affecting the use of the strategic road corridor, and a safe means of access and visibility has not been demonstrated in accordance with the Meath County Development Plan 2021-2027 (as varied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area



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



Dated this 27th day of May 2025.