



An
Bord
Pleanála

Board Order
ABP-321724-25

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 2460897

APPEAL by Eddie Brewer care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 17th day of December, 2024 by Meath County Council to refuse permission.

Proposed Development: The retention of an equestrian development comprising three stable buildings, with a capacity to accommodate 18 horses (as well as rugged animals kept outside), sand arena, horse walker, external lighting, a detached building which was formerly used as an unapproved dwelling but which is now to be retained and used as a farm office, along with existing hardstanding for a parking area, an internal driveway, a revised entrance including an altered timber fence along the front boundary of the site and a connection to the mains water system. The application includes a new two-storey, detached farmhouse containing four bedrooms, a combined kitchen dining area and children's den as well as ancillary storage, bathroom, utility and garage areas, the installation of a secondary wastewater treatment facility with polishing filter, the provision of equine waste facilities and all associated site works at Skreen, Tara, 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 application site is located in a Rural Area Under Strong Urban Influence, as identified in the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005) and the Meath County Development Plan 2021-2027, where housing is restricted to persons demonstrating local need in accordance with RD POL 1, RD POL 2 and Section 9.4 of that plan. Section 9.4 states that proposals for individual dwellings, relating to natural resources related employment, will be supported on suitable sites in rural areas. In this instance, the applicant has failed to demonstrate that his significant and predominant employment is in the bloodstock and equine industry and that he has a need, on this basis, to live in the rural area in the immediate vicinity. The proposed dwelling would, therefore, contravene Policy RD POL 1 and RD POL 2 of the Meath County Development Plan and conflict with the provisions of the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The application site is located within the Tara Skryne Hills Landscape Character Area as defined in Appendix 5 of the Meath County Development Plan 2021-2027, which has 'exceptional' landscape value, 'high' landscape sensitivity and is of national/international importance. The site is also located within Protected View 47 panoramic view from Skryne Church, which includes the view to the north east. Due to their backland and upland location, the farm office to be retained and the proposed dwelling will impact on the foreground of that Protected View 47 Skryne Church and contribute to a cumulative impact of the built environment on the character of the rural landscape. The proposed development and the development proposed to be retained (specifically, the farm office) would, therefore, interfere with the character of the landscape and with a view which has been identified for preservation, and would be contrary to Objective HER OBJ 56 and Policy HER POL 52 of the Meath County Development Plan 2021–2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the configuration of the existing roadside boundary wall to the north of the access point, and the absence of any demonstration of consent of the owner to the alteration of that boundary, the applicant has not demonstrated to a satisfactory degree that adequate sight distance can be achieved to the north of the entrance. The proposed development would, therefore, endanger public safety by reason of traffic hazard.



Tom Rabbette

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

Dated this 21st day of MAY 2025