



An
Bord
Pleanála

Inspector's Report

ABP-311361-21

Development	Retention for house, entrance gate & 4 storage sheds, and permission to replace septic tank with treatment system and sand polishing filter.
Location	Rathdrinagh, Beauparc, Navan, Co Meath.
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	211249
Applicant(s)	Annette Simpson.
Type of Application	Planning Permission.
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Annette Simpson.
Observer(s)	No observers.
Date of Site Inspection	18 th January 2022.
Inspector	Elaine Sullivan

1.0 Site Location and Description

- 1.1. The subject site is located within the townland of Rathdrinagh, Co. Meath. It has a stated area of 0.21ha and is positioned on the western side of the N2, National Road, between Slane and Ashbourne. The site is mainly rectangular in shape and is located within a cluster of rural dwellings, which have developed around the junction of the N2 and the minor local roads. Although there are some connections onto the N2, the majority of these dwellings are accessed from the local road network.
- 1.2. The site is accessed directly from the N2 and is surrounded by a 2m high timber fence and gate with mature trees and hedging on either side. The rear boundary of the site backs onto the garden of a detached dwelling to the west. As noted by previous Planning Inspectors, I did not gain access to the site on the occasion of the site visit. However, there is an extensive planning history for the site which contains photographs and aerial photos which give a comprehensive overview. Based on the site visit and the background information available, I had sufficient information to adequately assess the proposal.

2.0 Proposed Development

- 2.1. Planning permission is sought for the following:
 - Retention of a demountable, single-storey, 2-bedroom dwelling with a gross floor area of 50m²,
 - Retention of a metal sliding gate to the entrance,
 - Retention of 4 no. pressed steel storage sheds,
 - Permission to decommission and replace an existing septic tank with a new effluent treatment system and sand polishing filter,
 - Associated site works are included.

3.0 Planning Authority Decision

3.1. Decision

Planning permission was refused by the PA on the 17th August 2021 for the following reasons:

1. The site of the proposed development is located in a rural area outside any settlements designated for additional development in the Meath County Development Plan 2013-2019. According to Section 10.3 and Policy Objective RD POL 1, it is the policy of the planning authority to direct development into these designated settlements and to restrict residential development in rural areas outside these settlements to those applicants who can demonstrate an intrinsic link to the rural community such as agriculture or the equine industry. The Planning Authority is not satisfied, based on the information provided in connection with the application, that the applicant has genuine rural housing need in accordance with this policy. The proposed development would, therefore, materially conflict with the rural housing policies of the Meath County Development Plan, 2013-2019 and would be 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 N2, a national strategic route at a location which is within an area where the speed limit of 100km/h applies. It is the policy of the 'Spatial Planning and National Roads: Guidelines for Planning Authorities' issued by the Department of the Environment, Community and Local Government in January 2012, as reflected in the Meath County Development Plan. (Policy TRAN PL 40) to prevent creation of additional individual entrances and intensification of movements at existing entrances which open directly onto national routes at locations outside the 60km/h zone to facilitate the efficiency and effectiveness of the national strategic road network. The proposed entrance and the additional turning movements created by the proposed development would interfere with the unobstructed, safety and free-flow of traffic on the route and would, therefore, materially conflict with the policy objective of the Meath County Development Plan, 2013-2019, would be

contrary to the Section 28 Guidelines referenced above and would be contrary to the proper planning and sustainable development of the area.

3. The design, form, finishes, site layout, private open space and landscaping, and entrance and boundary treatment for the proposed development do not accord with the provisions set out in section 10.7 and Policy RD 9 of the Meath County Development Plan, 2012-2019, specifically the proposed development does not comply with The Meath Rural House Design Guide. Therefore it is considered that the proposed development would materially contravene policy RD POL 9 to require all applications for rural houses to comply with the 'Meath Rural House Design Guide' of the County Development Plan and would also be contrary to the proper planning and sustainable development of the area.'
4. The proposed development, in addition to other additional structures constructed on the subject site, is considered to represent and facilitates an intensification of traffic movements to and from the subject site. The proposed development, if permitted, would endanger public safety by reason of traffic hazard, would set an undesirable precedent for similar developments in the area and is therefore not in accordance with the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Planning Officer dated the 16th August 2021 informed the decision of the Planning Authority. The report included the following:

- The site is located within a Rural Area Under Strong Urban Influence. The application does not include a demonstration of a location specific rural housing need as required by Section 10.4 of the Meath County Development Plan, (CDP).
- The dwelling type and design for the metal clad structure does not comply with the Policy RD PL 9 of the CDP, or with the Meath Rural House Design Guide.

- The site suitability assessment submitted with the proposal for the new waste water treatment system is not in accordance with the EPA Code of Practice 2021.

3.2.2. Other Technical Reports

- No reports on file.

3.3. Prescribed Bodies

- Transport Infrastructure Ireland – The proposal, if approved, would create an adverse impact on the national road where the maximum speed limit applies and would be at variance with the foregoing national policy in relation to the control of frontage development on national roads.

3.4. Third Party Observations

- No third-party observations were received.

4.0 Planning History

ABP-308781-20, (PA Ref. LB201247) – Planning permission refused on the 9th April 2021 for the retention of an existing 2 bedroom, single storey demountable dwelling unit, (c. 50m²), 4 no pressed steel storage sheds, new metal sliding gate and the installation of a new effluent treatment system and sand polishing filter and associated works. Permission was refused for 2 reasons which relate to the failure to demonstrate an economic or social need to live at the site within a Rural Area Under Strong Urban Influence and where the entrance to the site would endanger public safety due to its location on a national strategic route and would be contrary to Ministerial Guidelines ‘Spatial Planning and National Roads: Guidelines for Planning Authorities’ (2012).

ABP-306481-20, (PA Ref. LB191409) – Planning permission refused on the 26th March 2020 for retention of an existing 2 bedroom, single storey demountable dwelling unit, 4 no pressed steel storage sheds, new entrance and associated works. Permission was refused for 2 reasons, related to failure to demonstrate an economic

or social need to live at the site and where the site entrance is directly onto a national strategic route, where its use would endanger public safety and would be contrary to Ministerial Guidelines 'Spatial Planning and National Roads: Guidelines for Planning Authorities' (2012).

ABP PL 17 248461, (PA Ref. LB170162) – Planning permission refused on 15th September 2017 for retention of a demountable dwelling, septic tank, metal sliding gate to entrance, 4 no. pressed steel sheds and all associated site works.

Permission was refused for 3 reasons, related to failure to demonstrate a rural housing need, failure to provide adequate arrangements for effluent disposal and treatment and where the site entrance is directly onto a national strategic route, where its use would endanger public safety and would be contrary to Ministerial Guidelines 'Spatial Planning and National Roads: Guidelines for Planning Authorities' (2012).

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The site is located within the administrative boundary of Meath County Council. The operative Development Plan for the area is the Meath County Development Plan, (CDP), 2021-2027, which came into effect on the 3rd November 2021.
- 5.1.2. The application was assessed by Meath County Council in accordance with the policies and objectives of the Meath County Development Plan 2013-2019, which was the operative Development Plan at the time.
- 5.1.3. On review of the contents of both plans I note that there are no material changes between the 2013 County Development Plan and the 2021 County Development Plan as they relate to the appeal site and the current proposal. In this regard I consider the proposal in accordance with the guidance and provisions of the operative Development Plan, namely the 2021 – 2027 Meath County Development Plan.
- 5.1.4. The PA's decision to refuse planning permission for the development made reference to a number of Policies which were contained within the **Meath County**

Development Plan 2013-2019. In the interests of clarity these policies are listed as follows:

- RD POL 1 – To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.
- TRAN POL 40 – To avoid the creation of any additional access point from new development / intensification of traffic from existing entrances onto national roads outside the 60 kph speed limit, except as indicated on Maps No 6.4.1 - 6.4.7 which identifies a number of locations close to and within designated Economic Growth Towns or existing / proposed developments of a regional significance.
- RD 9 - To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'.

5.1.5. The following sections of the **Meath County Development Plan 2021-2027** are relevant to the proposed development.

Zoning – The subject site is located within an area zoned RA – Rural Area, the objective of which is, *'To protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'*.

Chapter 9 – Rural Development Strategy

- RD POL 1 - To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.
- RD POL 5 - To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.
- RD POL 9 – To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'.

- RD POL 38 - To ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.
- RD POL 40 - To restrict new accesses for one-off dwellings where the 80km 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 (see Map No 9.2.) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.
- RD POL 47 - To ensure that the site area is large enough to adequately accommodate an on- site treatment plant and percolation area.
- RD POL 48 - To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.

5.2. National Policy

5.2.1. National Planning Framework

Project Ireland 2040 - National Planning Framework

The NPF 2040 was adopted on the 29th May 2018 with the overarching policy objective to renew and develop existing settlements rather than the continual sprawl of cities and towns out into the countryside.

Policy Objective 19 is of relevance to the proposed development. It requires the following:

'Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- *In rural areas under urban influence, 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements’.*

5.3. Sustainable Rural Housing Guidelines for Planning Authorities

The Guidelines identify a number of rural area typologies including ‘areas under strong urban influence.’ In such rural areas, the Guidelines outline that the key objective should be to facilitate the housing requirements of the rural community, as identified by the planning authority in the light of local conditions, while on the other hand directing urban generated development to areas zoned for new housing development in cities, towns and villages in the area of the development plan.

The Guidelines require a distinction to be made between urban and rural generated housing needs, in the different rural area types. In relation to the identification of people with rural generated housing needs, the Guidelines refer to ‘Persons who are an intrinsic part of the rural community’ and ‘Persons working full-time or part-time in rural areas’. Persons who are an intrinsic part of the rural community are identified as having “*spent substantial periods of their lives, living in rural areas as members of the established rural community. Examples would include farmers, their sons and daughters and or any persons taking over the ownership and running of farms, as well as people who have lived most of their lives in rural areas and are building their first homes*”. Persons working full-time or part-time in rural areas are identified as being, “*involved in full-time farming, forestry, inland waterway or marine related occupations, as well as part time occupations where the predominant occupation is farming/natural resource related. Such circumstances could also encompass persons whose work is intrinsically linked to rural areas such as teachers in rural schools or other persons whose work predominantly takes place within rural areas.*”

5.4. Spatial Planning and National Roads: Guidelines for Planning Authorities

The Guidelines require Planning Authorities to adopt a policy to avoid the creation of any additional access point from new development onto National Roads, or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply. The provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.

5.5. Natural Heritage Designations

5.5.1. The site is not located within or adjacent to any Natura 2000 sites.

5.6. EIA Screening

- 5.6.1. The proposal is for a single house, together with a number of domestic sheds, domestic effluent treatment system and controlled access. It is not of a scale for which mandatory Environmental Impact Assessment is required.
- 5.6.2. Regarding sub-threshold assessment, having regard to the limited nature and scale of the proposed development it is considered that there is no real likelihood of significant effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal include the following:

- The site is situated within a rural residential cluster where all residential units are one-off houses.
- There are a number of vehicular entrances currently in place adjacent to the subject site. There is no evidence that another entrance would cause intensification of traffic.

- The applicant is a member of the travelling community, which has been formally recognised as an ethnic minority since 2017. The style of the dwelling is part of the traveller culture. No allowance has been made for the travelling culture in the Meath Development Plan.
- No accidents or incidents have occurred at the subject site. There is no foundation or proof of the alleged intensified traffic movements.

6.2. Planning Authority Response

- A response from the PA was received on the 7th October 2021. The PA is satisfied that all relevant planning considerations were considered in the course of the assessment.
- The proposed development as presented, is not considered to be consistent with the proper planning and sustainable development of the area and permission should therefore be refused.

6.3. Observations

- No observations were received.

7.0 Assessment

7.1. Having inspected the site and considered the contents of the appeal in detail, I consider the main planning issues to be considered are:

- Principle of Development
- Access
- Design
- Waste Water Treatment
- Appropriate Assessment

7.2. Principle of Development

- 7.2.1. The subject site is located in a rural area, outside of any designated settlement. It is also located within an area which is designated as a Rural Area under Strong Urban Influence. National policy, as set out in the National Planning Framework, (NPF), and the Sustainable Rural Housing Guidelines, seeks to direct new housing to existing settlements in order to consolidate development and to prevent unsustainable patterns of development. National Policy Objective 19, (NPO 19), of the NPF requires that the provision of single housing in rural areas under urban influence is based on a demonstrable economic or social need to reside in the area.
- 7.2.2. Policy RD POL 1 and RD POL 5 of the County Development Plan, (CDP), also emphasises the need to direct urban generated housing into existing settlements. Allowances are made for rural housing in circumstances whereby the applicant is an intrinsic part of the rural community. Section 9.4 of the CDP sets out the conditions whereby a rural housing need may be demonstrated.
- 7.2.3. The first reason for refusal relates to the lack of information supplied by the applicant to demonstrate a genuine rural housing need in accordance with the conditions as set out in the CDP. I note that this issue was consistently raised in previous planning history for the site, (Ref. 308781-20, 306481-20 & PL17.248461), and in all past reasons for refusal.
- 7.2.4. In response to this reason for refusal the applicant states that the development is located within a cluster of one-off houses where there is no link to a rural community. No additional documentary evidence was submitted to demonstrate their intrinsic housing need in accordance with Section 9.4 of the CDP or with NPO 19.
- 7.2.5. As noted above, the site is located outside of any designated settlements and the presence of an existing cluster of rural style housing within the immediate vicinity of the site does not provide a justification for additional housing at this location. The provision of additional one-off housing would serve to exacerbate the pattern of unsustainable development within a rural area which is not in accordance with national or local planning policy.
- 7.2.6. The applicant has not provided any information that would satisfactorily demonstrate that they are an intrinsic part of the rural community or that they have an economic or social need to live in this rural area. Therefore, the proposed development would

not be in accordance with national and local planning policy as set out in the National Planning Framework, (NPO 19) and with policies PD POL 1 and RD Pol 5 of the Development Plan.

7.3. Access

- 7.3.1. Planning permission is sought to retain the existing access along with the metal sliding gate and front boundary treatment. Refusal reason no. 2 relates to the access for the site and states that the entrance and vehicular movements would interfere with the safety and free flow of traffic on the national road and would be contrary to national policy as set out in the Section 28 Guidelines, 'Spatial Planning and National Roads; Guidelines for Planning Authorities'.
- 7.3.2. The Spatial Planning and National Roads Guidelines for Planning Authorities, issued under Section 28 of the Act, requires planning authorities to guard against the proliferation of roadside developments accessing national roads. Section 2.5 outlines that it shall be the policy of planning authorities to *'avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply'*. A submission was received by the PA from Transport Infrastructure Ireland and states that, the development would create an adverse impact on the national road where the maximum speed limit applies and would be at variance with the foregoing national policy in relation to the control of frontage development on national roads.
- 7.3.3. The grounds of appeal note that there are a number of vehicular entrances currently in place adjacent to the subject site and state that there is no evidence that another entrance would cause intensification of traffic. Information on the number of traffic movements to and from the site is not included in the grounds of appeal.
- 7.3.4. On the occasion of the site visit, I was unable to take any photographs of the exterior of the site from the N2 as it was unsafe due to the volume and speed of traffic, (which included a number of heavy goods vehicles), travelling in both directions on the road,. Based on my observations, I am satisfied that additional vehicular entrances onto the national road at this location would represent a traffic hazard regardless of the intensity of traffic movements to and from the site.

7.3.5. The presence of historic and existing entrances onto the N2 is noted. However, it is clear that the development is not in accordance with national guidance as set out in Section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities, which seeks to restrict the creation of additional accesses onto roads with speed limits greater than 60mph. Furthermore, the access would not be in accordance with Development Plan policy outlined in RD POL 40, which aligns with national policy to restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies.

7.4. Design

7.4.1. Permission is sought to retain a demountable single-storey, two-bedroom dwelling with a floor area of c. 50m². Drawings submitted with the application show the dwelling situated towards the rear of the site and approximately 45m from the front boundary. External finishes are not specified on the drawings. However, the report of the PO and prior planning history for the site, refers to metal cladding on the structure. Permission is also sought to retain 4 single storey sheds within the site.

7.4.2. Refusal reason no. 3 states that the design, form and finish of the structure and entrance does not accord with Development Plan policy RD POL 9, which requires that all rural houses should comply with the Meath Rural House Design Guide. The grounds of appeal argue that the applicant is a member of the travelling community, which has been formally recognised as an ethnic minority since 2017, and that the design and style of the dwelling is part of the traveller culture. No allowance has been made for this culture and style in the Development Plan.

7.4.3. Having reviewed the information at hand, I would agree with the PA that the proposed dwelling does not accord with the Rural House Design Guide. The dwelling proposed is small in scale and is not visible from the public road due to the large-scale gates at the entrance. However, the boundary treatment and large-scale gates give an industrial appearance to the site and are not in accordance with Section 3.3 of the Rural House Design Guide. I would also have some concern regarding the long-term sustainability of the nature of the dwelling which is demountable, along with the external finishes, which are not detailed in the application.

- 7.4.4. Although I did not gain access to the site, drone photographs taken by the PA and included in the report of the PO show a large area of hard standing to the front of the site where there is a distinct absence of any landscaping, native planting or attempt to integrate with the rural surroundings.
- 7.4.5. Permission is also sought to retain 4 sheds of various sizes located within the site. All of the sheds are single storey structures which have a stated ridge height of 3.1m and gross floor areas that vary in size from 6.25m² to 12m². Whilst the dwelling itself and the surrounding sheds may be modest in scale in relation to the scale of the site, their location and placement within the site represents incremental and haphazard development which has no relationship with the rural nature of the site.
- 7.4.6. The report of the PO, and the previous Planning Inspectors, also noted the presence of additional structures within the site which are clearly visible from aerial photographs. In particular, there is a large structure in the south-west corner of the site which appears to be commensurate in size to the demountable dwelling. This structure is not shown on the application drawings and does not form part of the planning application.
- 7.4.7. I am satisfied that the proposal is not in accordance with policy RD POL 9 of the Development Plan which requires rural houses to comply with the Meath Rural House Design Guide and that the subject proposal does not represent a high-quality, sustainable development which responds to the nature of the surrounding rural environment.

7.5. Waste Water Treatment

- 7.5.1. The development includes decommissioning and replacement of an existing septic tank and the inclusion of a sand polishing filter, adjacent to the site access. The application is accompanied by a Site Characterisation Form and a site suitability test, prepared by Arc Design Services. There is no record of a report from the Water Services department of the PA. The report of the PO noted that the site suitability report was dated the 12/10/2019 and that the T and P values achieved on site were in compliance with the EPA Code of Practice 2009. However, the PO also noted that the new EPA Code of Practice Domestic Waste Water Treatment Systems 2021, (EPA CoP), came into effect on the 7th June 2021. As the application was received

on the 25th June 2021, the PA considered that the proposal was not in accordance with the EPA CoP 2021 which is the relevant guidance.

- 7.5.2. The EPA CoP 2021 states that it applies to site assessments and subsequent installations carried out on or after the 7th June 2021 and that the CoP may continue to be used for site assessments and subsequent installations commenced before the 7th June 2021 or where planning permission was applied for before that date. Given that the site assessment had been carried out before the 7th June 2021, I am satisfied that the results can be assessed against the EPA CoP 2009.
- 7.5.3. The subject site is located within an aquifer which is identified as 'poor', with a vulnerability classification of 'low'. Based on the Response Matrix for On-Site Treatment System, (Table B.2 of the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses 2009), the response category for the site is R1, which is 'acceptable subject to normal good practice'.
- 7.5.4. A trial hole with a depth of 2.1m recorded 400mm topsoil and 1.4m of clay/gravel/boulders. The water table was encountered at a level of 1.8m. In relation to the percolation characteristics of the soil, a T-test value of 66.21 min / 25mm was returned, which indicates that the site is not suitable for a septic tank but may be suitable for a secondary treatment system with a polishing filter. A P-Test value of 39.33 min / 25mm was returned, which, as per Table 6.3 of the EPA CoP, is within the acceptable range for a secondary treatment system with a polishing filter.
- 7.5.5. Section 5 of the Report outlined that, due to the high-water table level and the presence of heavy clay in the trial hole, it is proposed to install an effluent treatment system and to carry out site improvement works, in the form of soil stripping to a depth of 1.5m below existing ground level and the installation of a sand polishing filter consisting of 300mm stone bed, 900mm sand polishing filter and 300mm topsoil.
- 7.5.6. As previously noted, I did not gain access to the site and therefore it was not possible to examine the soil conditions on site. However, based on the findings of the trial hole test and the information contained in the site characterisation form, I am satisfied that the site can accommodate a packaged waste-water treatment system with polishing filter as proposed. I note that there is no record of a report from the Environment Section of the PA in relation to the proposed waste water treatment

system and that no objection was raised by the PA regarding the site suitability. Furthermore, previous refusals of permission on the site by the Board did not include an objection to the provision of an effluent treatment system on the site.

7.6. Appropriate Assessment

- 7.6.1. The site is not located within or adjacent to any Natura 2000 sites. The River Boyne and River Blackwater Special Protection Area (Site Code 004232) and Special Area of Conservation (Site Code 002299) are located approx. 4.7km to the north.
- 7.6.2. There are no known waterbodies routing through the site and, as such, I do not consider there is any source-pathway-receptor means by which potential pollutants could be transferred from the site to any Natura 2000 site.
- 7.6.3. Having regard to the location, scale and nature of the proposed development and absence of any hydrological connection, it is considered that no appropriate assessment issues arise. The proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1. I recommend that planning permission be refused for the development.

9.0 Reasons and Considerations

1. The subject site is located in a rural area which is identified by the Meath County Development Plan 2021-2027 as being under strong urban influence. In such areas, 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 they are an intrinsic part of the rural community in which the development is located. The proposed development, therefore, does not accord with National Policy Objective 19 of the National Planning Framework and materially contravenes the rural housing policies of the Meath County Development 2021-2027 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 N2, a national strategic route, at a location where the speed limit of 100 km/h applies. It is the policy of Spatial Planning and National Roads: Guidelines for Planning Authorities (2012) (DOECLG) as reflected in Policy RD POL 40 of the Meath County Development Plan 2021-2027 to prevent the creation of additional individual entrances and intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone, to facilitate the efficiency and effectiveness of the national strategic road network. The entrance and the additional turning movements created by the development interfere with the unobstructed, safe and free flow of traffic on the route and therefore materially contravene Policy RD POL 40 of the Meath County Development Plan 2021-2027 and is contrary to the proper planning and development of the area.

Elaine Sullivan
Planning Inspector

21st January 2021