

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive's Order No: 923/26

Reference Number: 26/107

Subject: Decision under Planning and Development Act 2000 – 2023

Name of Applicant: Killian Browne

Address: Michael Allen Architect
Bective Square
Kells
County Meath
A82F9X3

REFUSAL

Nature of Application: PERMISSION for the development will consist of the construction of a one and half storey dwelling house, a domestic garage, a well, a waste water treatment system and percolation area to the EPA recommendation 2021, and an entrance to the public road, together with all other works ancillary to the overall development

Location of Development: Agher,, Summerhill,, Co. Meath,

Recommendation: REFUSE PERMISSION for the above mentioned development for the 4 reasons set out on the Schedule attached hereto.

ORDER:

Being satisfied that all requirements relating to the Application have been complied with and considering the proper Planning and Development of the County Meath Health District and having regard to the provisions in the Development Plan for the area, IT IS HEREBY DECIDED, in pursuance of the above Act to REFUSE PERMISSION for the said development in accordance with documents submitted, for the 4 reasons set out in the Schedule attached hereto.

Signed: J. Carroll
On behalf of Meath County Council

Date: 08/06/2026

Reasons for Refusal

1. The application site is located in a rural area outside any designated settlement and in a Rural Area under Strong Urban Influence as defined in the Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan 2021 – 2027 where development which is not rurally-generated should be more properly located in settlement centres. It is the policy of the County Development Plan to restrict housing in this area to those who are intrinsically part of the rural community or who have an occupation predominantly based in the rural community. It is considered, based on the information submitted, that the Applicant has not sufficiently demonstrated a site specific rural generated housing need for development of a dwelling in this location due to the lack of robust and substantial supporting information. 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 and would, therefore, be contrary to the proper planning and sustainable development of the area and would establish a very undesirable future precedent.

2. The site of the proposed development is within '*an 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 in a '*Rural Area under Strong Urban Influence*', which is demonstrating pressure for individual dwellings, and where housing is restricted in accordance with the policies set out in the Meath County Development Plan 2021-2027.

Policy RD POL 3 of the Plan seeks "*to protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban areas*". Bearing in mind the extent of development already permitted at this location, it is considered that the proposed development, if permitted, would conflict with this policy in that an additional house in this area would result in ribbon development, contribute to the encroachment of random rural development in the vicinity, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would be contrary to the proper planning and sustainable development of the area.

3. Insufficient evidence has been provided to the Planning Authority to demonstrate that the proposed development meets the specific requirements of the Meath County Development 2021–2027 and associated policy - **RD POL 38** which states "*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*". The Applicant has failed to demonstrate that the location and design of the entrance can facilitate safe access and egress from the site. The Applicant has not demonstrated unobstructed sightlines of 90 metres to the nearside edge of the road, in accordance with TII document DN-GEO-03060, from the entrance, nor has the Applicant demonstrated unobstructed forward visibility stopping sightlines of 90 metres, in accordance with TII document DN-GEO-03031 within the red line development boundary.

Neither has consent for any works proposed to facilitate sightlines been submitted with this application. The proposed development would therefore endanger public safety by reason of traffic hazard or obstruction of road users or otherwise, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is the policy of the Meath County Development 2021-2027 (as varied) *"To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'"* which *inter alia* seeks to *"avoid the removal of large sections of hedgerow"* (RD POL 9). Together with the extensive removal of mature trees and hedgerow necessary to achieve the vehicular access and unobstructed sightlines, the Planning Authority considers that the proposed dwelling design would represent a visually obtrusive feature, which would not respect and integrate with surrounding landscape in terms of height, mass and scale. It would be incapable of being satisfactorily assimilated into its surroundings and would injure the amenities of the area. Consequently, it is considered that the proposed development would conflict with this policy and with the provisions of the Meath Rural House Design Guide, establish an undesirable future precedent and would be contrary to the proper planning and sustainable development of the area.

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