

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive's Order No: 1315/26

Reference Number: 26/161

Subject: Decision under Planning and Development Act 2000 – 2023

Name of Applicant: Melissa Smyth & Gentian Agalliu

Address: Saoirse Gough
Brownstown Lodge,
Brownstown,
Navan,
Co. Meath

REFUSAL

Nature of Application: PERMISSION for the proposed development will consist of the construction of a single storey bungalow style dwelling (218.9m²), detached single storey domestic garage (69.9m²), installation of new waste water treatment system, new vehicular entrance from public road and all associated site works

Location of Development: Rathdrinagh, Navan, Co. Meath,

Recommendation: **REFUSE PERMISSION** for the above mentioned development for the 3 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 3 reasons set out in the Schedule attached hereto.

Signed: Gerard Kelleth
On behalf of Meath County Council

Date: 11/08/2026

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Reasons for Refusal

1. The site is located in a rural area outside any designated settlement as defined in the Meath County Development Plan 2021-2027 where development which is not rurally generated should be more properly located in settlement centres. It is policy of the County Development Plan to restrict housing in this area to those who are intrinsically part of the rural community and do not currently own a property or who have an occupation predominantly based in the rural community. It is considered, based on the information submitted, that the applicant has not established a rural generated housing need for a dwelling in this location. The local need details submitted do not show the applicant's continuous connection to the rural area over a significant period of time – due to the applicant's home location within the urban settlement, it is considered that the proposed dwelling would be urban generated housing. The proposed development would accordingly be contrary to the policy of the Meath County Development Plan 2021-2027 and the Sustainable Rural Housing Guidelines for Planning Authorities 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.

The proposed development, if permitted, would add to the pattern of linear housing along this section of public road and exacerbate the existing ribbon of development to the extent that it would represent an excessive concentration and density of residential development and in doing so create additional development opportunities that would further exacerbate the situation. Bearing in mind the extent of development already permitted in this area, it is considered that the proposed development, if permitted, would be contrary to the aforementioned Ministerial Guidelines and contravene the Meath County Development Plan 2021-2027 RD POL 3, which seek to maintain the identity of surrounding towns, villages and rural settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is a policy (RD POL 43) of the Meath County Development Plan 2021-2027, "*To ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB) specifically Section TD 41-42/09 when assessing individual planning applications for individual houses in the countryside*".

Having regard to the failure of the particulars submitted with the application to demonstrate visibility splays in accordance with the DMRB requirements and Meath County Development Plan 2021-2027, the Planning Authority is not satisfied on the basis of the information submitted that safe visibility splays can be provided in each direction to the required standards. Accordingly, to permit the proposed development would endanger public safety by reason of a traffic hazard, contrary to the aforementioned policy provisions of the Meath County Development Plan 2021-2027, and thereby contrary to the proper planning and sustainable development of the area.

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