



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 2360292

APPEAL by Claire and Eugene Meegan and Family of The Grange, Kilsharvan, Bellewstown, County Meath against the decision made on the 15th day of November 2023 by Meath County Council to grant, subject to conditions, a permission to Gavin and Orlaith Duffy care of Frank McGahon of 19 Jocelyn Street, Dundalk, County Louth in accordance with the plans and particulars submitted to the said Council.

Proposed Development: The development will consist of provision of 14 number residential units, including alterations and extensions to existing horse yard buildings (A, B and C) and conversion thereof into residential units, construction of a new residential building (D) and a new stable building with overnight staff accommodation, new wastewater treatment plant and associated site works. Buildings A and B will contain five number long term rental residential units (including four number two-bed and one number one-bed). Building C and D will contain nine number units for short term tourist stay (including seven number two-bed. and two number one-bed, all within a curtilage of protected structure – reference number 91007), all at Horse Yard Buildings, Kilsharvan, Bellewstown, Drogheda, 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 inclusion of five number units which would be in permanent residential use by way of long-term rental occupancy would give rise to an unsustainable form of development and to the inefficient and unsustainable provision of public services and infrastructure in a rural area which lacks in certain services and community facilities, remote from any designated settlement. Accordingly, the development proposed, if permitted, would be contrary to objective CS OBJ 1 of the Meath County Development Plan 2021-2027, which seeks to secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of sufficient justification for the provision of five number permanent residential units at this unserviced, rural location and consequently, the proposed development of an entirely new building for the accommodation of short-term tourist units on the subject site, it is considered that to permit the development as proposed would result in the intensification of development on this rural site in a haphazard and non-integrated manner which would be contrary to policy RD POL 13 'to protect agricultural or agri-business uses from unplanned and/or incompatible urban development' and policy ED POL 73 of the Meath County Development Plan 2021-2027 which provides that new build holiday home/self-catering development on a farm holding will only be considered where it has been demonstrated that the utilisation of other

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existing structures on the property are not viable options. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the layout of the proposed development would pose a threat to traffic safety, given the proposed provision of car parking spaces and turning movements, proximate to the site's access which has limited sightline visibility. Therefore, the Board is not satisfied that the proposed development, if permitted, would not endanger public safety by reason of traffic hazard and accordingly to permit the development proposed would be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *2nd* day of *January*, 2025.