comhairle chontae na mí
meath county council

LOCAL NEED FORM

(To be completed for all rural housing Planning Applications)

Please complete this form in its entirety.

Before completing this form, you are advised to study the relevant provisions of the Meath County Development Plan 2021-2027 and in particular Section 9.4 which sets out policy in relation to rural housing needs.

https://consult.meath.ie/en/consultation/consolidated-meath-county-development-plan-2021-2027-incl-variations-1-2-3/chapter/09-rural-development-strategy

Copies of the County Development Plan are available for inspection/purchase and viewable online at www.meath.ie or at the Planning Department, Buvinda House, Dublin Road, Navan, Co Meath C15 Y291 or at the Branch Library network in Co. Meath.

1. Applicant Details

	Applicant 1				Applicant 2 (if applicable)			
Name								
Current Address								
Length of time living at this address?								
Is this accommodation (please tick (✓) relevant option)	**Owned**		**Leased**		**Owned**		**Leased**	
	Other				**Other**			
	If other, please provide details:				If other, please provide details:			

	Applicant 1	Applicant 2 (if applicable)
Name & Address of Landlord (if applicable)		
Relationship to owner/landlord (family/ third party etc)		

	Applicant 1	Applicant 2 (if applicable)
Occupation		
Name & Address of present employer(s)		
Place of Work		
Distance from application site to place of work (KM)		

2. Rural Housing Need Criteria

Please indicate below the category of rural housing need that the applicant(s) demonstrates.

(Applicants should consult Section 9.4 of the Meath Development Plan for the full details of these categories to ensure that they comply with same).

	Please tick as applicable (✓)
Significant involvement in agriculture	

Significant employment in the bloodstock and equine industry, forestry, agri-tourism or horticulture sector	
Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and do not possess a dwelling.	
Persons who were originally from rural areas and who are in substandard or unacceptable housing scenarios	
Returning emigrants	
Persons whose employment is rurally based	
Exceptional health circumstances	
Unavoidable financial circumstances	
Disposal of business & associated dwelling house	

3. Residence over Last 5 Years

Applicant 1

Address	Period of Time

Applicant 2 (if applicable)

Address	Period of Time

4. Family Address in Rural Area (if applicable – see Question 2)

Applicant 1	Applicant 2 (if applicable)

5. Property Ownership

	Applicant 1				Applicant 2 (if applicable)			
Do you own property? (Please tick ✓)	**Yes**		**No**		**Yes**		**No**	
If answer above is yes, please provide details of the location of this property.								
Did you ever sell property? (Please tick ✓)	**Yes**		**No**		**Yes**		**No**	
If answer above is yes, please provide details including the reason for the sale of the property								

6. Application site

Name of owner of application site				
Relationship of site owner to applicant (e.g. third party, family relation)				
Have any other houses been developed on the landholding from which the site has been taken?	**Yes**		**No**	
If answer to the question above is yes, please provide details including planning application reference numbers.				

7. Residence in area

State if / when you last lived in the general area where the site is located	

8. Supporting documentation

Please ensure to submit the following information with your application:

(a) Map showing location of family home/current residence and location of application site.

(b) Full details of the landholding from which the application site has been taken (land registry folio & map).

(c) Documentary evidence which demonstrates your rural housing need as stated in Question 2 should be listed below. Examples of information are as follows:

- Documentary evidence of the applicants Intrinsic Links to the area which shall include, where applicable: Copy of applicant entry on Electoral Register, Evidence of attendance at Local School confirmed in writing by the School, Evidence of Membership of local community/sports groups; letter from a Financial Institution confirming address, Utility bills confirming address.
- Health/ Financial/Unacceptable accommodation circumstances (Refer to Section 9.4)

Please ensure to redact personal information such as PPS no./phone no./bank account no. and transactions, medical information, etc.

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Please Note: The Planning Authority may seek additional information to that set out above if considered necessary.

9. Declaration

I hereby declare that to the best of my knowledge the information contained above is correct

Applicant 1 Signature: _____

Applicant 2 Signature: _____

Date: _____

Please be advised that the giving of false or misleading information or failure to complete the form accurately and in full and submit supporting documentation may impede the assessment of the application.

Section 9.4 Meath County Development Plan 2021-2027

In order to assist with responses to Question 2, text from Sections 9.4 and 9.5 of the Meath County Development Plan 2021-2027 is included below which outlines categories of persons who are considered to be an intrinsic part of the rural community. Applicants/agents should ensure that they consult Chapter 9 in full in order to be aware of the complete range of policies for rural housing, in addition to other relevant chapters of the Development Plan, such as Chapter 11 which details development management standards, and the Meath Rural House Design Guide. These documents are available on the website of Meath County Council.

Extract from Section 9.4 - Persons who are an Intrinsic Part of the Rural Community

The Sustainable Rural Housing Guidelines outline that Planning Authorities in formulating policies recognise the importance to rural people of family ties and ties to a local area such as parish, townland or the catchment of local schools and sporting clubs. It also delivers positive benefits for rural areas and sustains rural communities by allowing people to build in their local areas on suitable sites. The Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to natural resources related employment where the applicant can:

- Clearly demonstrate a genuine need for a dwelling on the basis that the applicant is significantly involved in agriculture. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the agricultural activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. It is also considered that persons taking over the ownership and running of family farms and/or the sons and daughters of farmers would be considered within this category of local need. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be farming / natural resource related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.

- Clearly demonstrate their significant employment is in the bloodstock and equine industry, forestry, agri-tourism or horticulture sectors and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the activity, by

reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be bloodstock and equine industry, forestry, agri-tourism or horticulture related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.

The Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. For the purposes of this policy section, persons local to an area are considered to include:

- Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside;

- Persons who were originally from rural areas and who are in substandard or unacceptable housing scenario's and who have continuing close family ties with rural communities such as being a mother, father, brother, sister, son, daughter, son in law, or daughter in law of a long-established member of the rural community being a person resident rurally for at least ten years;

- Returning emigrants who have lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for older members of their family or to retire, and;

- Persons, whose employment is rurally based, such as teachers in rural primary schools or whose work predominantly takes place within the rural area in which they are seeking to build their first home, or is suited to rural locations such as farm hands or trades-people and who have a housing need.

The Planning Authority also recognises that exceptional health circumstances may require a person to live in a particular environment or close to family support. In such cases, the exceptional health circumstances would require supporting documentation from a registered medical practitioner and a disability organisation supporting a planning application. In the absence of any significant environmental, access or traffic reasons for refusal and the proposal adheres to sensitive design and siting criteria, the Planning Authority will consider granting planning permission, subject where appropriate to conditions regarding occupancy.

Where an applicant for a one-off house in the countryside can demonstrate, by the submission of documentary evidence, that their original dwelling was sold due to unavoidable financial circumstances, such applications will be considered on their individual merits, where the

applicant satisfies local housing need criteria. This consideration does not override the other normal assessment criteria as set out in this Development Plan for a oneoff house.

Where an applicant has resided in a rural area for a considerable period of time, being a period of time in excess of the previous 10 consecutive years, in a dwelling attached to their business, such as farming, and the business inclusive of dwelling house is being sold for retirement or other circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. The Planning Authority will facilitate preplanning consultation in such circumstances.

9.5 All Areas

9.5.1 Development Assessment Criteria

The Planning Authority will also take into account the following matters in assessing individual proposals for one-off rural housing:

- The housing need background of the applicant(s) in terms of employment, strong social links to rural areas and immediate family as defined in Section 9.4 Persons who are an Intrinsic Part of the Rural Community;
- Local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped;
- The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, permission may be refused;
- The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan;
- The degree to which the proposal might be considered infill development.

9.5.2 Ribbon Development

Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage. (Please note that in all instances where ribbon development is referred to in this Development Plan, the example contained in Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005 shall apply). Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant;
- The degree to which the proposal might be considered infill development, and;
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

Meath County Council will endeavor to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures.