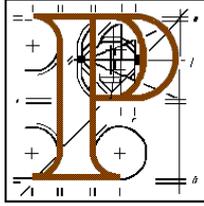


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

## Meath County

**Planning Register Reference Number: NA/140233**

An Bord Pleanála Reference Number: PL 17.244086

**APPEAL** by Frank Burke of Baldara, Trim Road, Navan, County Meath and by Ann Gibbons of Skara Stud, Kilcarn, Navan, County Meath against the decision made on the 16<sup>th</sup> day of October, 2014 by Meath County Council to grant subject to conditions a permission to Paula O'Brien, care of Sean Boyle Architects of Unit 3, Second Floor, Donohoe Building, Kennedy Centre, Kennedy Road, Navan, County Meath.

**PROPOSED DEVELOPMENT:** Conversion of existing domestic garage to Sessional Montessori Play School with extension of same and the upgrading of the existing sewerage treatment system, all at Kilcarn, Navan, County Meath, as revised by the further public notice received by the planning authority on the 26<sup>th</sup> day of September, 2014.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

1. Having regard to the rural location of the subject site and to Policy SOC POL 24 which states: 'To permit childcare facilities of appropriate size and scale in rural locations adjacent to development clusters, community and educational facilities provided that they do not to have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance and subject to satisfying environmental standards and the needs of the community...' which is considered reasonable, it is considered that the rural un-serviced site location, approximately 1.5 kilometres south of Johnstown Village, would not constitute an appropriate location for a sessional child care facility of the size and scale proposed and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of obstruction of road users arising from the increase in traffic movement on the local road that it would generate and also there is substandard stopping distance for cars travelling from Navan/Johnstown towards the entrance. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2015.**