



Board Direction

Ref: PL17.246257

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th June 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Taken in conjunction with existing and permitted development in the area, it is considered that the proposed development would give rise to an excessive density of development in a rural area that is under strong urban pressure for development, is lacking certain public services and community facilities and is served by a poor road network. The proposed development would contribute to the increasing suburbanisation and emerging pattern of linear development in this area, and to the continuing erosion of its rural character, and would result in the overdevelopment of this landholding in light of the number of houses already permitted and constructed on these lands. The proposed development would therefore contravene the development assessment criteria set out in Section 10.5.1 of the Meath County Development Plan 2013 – 2019. Furthermore, the proposed development would be located in an area identified by the Environmental Protection Agency as being at very high risk from domestic waste water pollution. It is considered that the proposed development, in combination with the excessive concentration of individual waste water treatment systems in the area, would exacerbate risks of environmental pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a narrow minor road with severe bends, and would result in a multiplicity of entrances in close proximity to each other, and would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.

Note:

The Board had serious concerns in relation to the bulk, height, deep layout, and the effectively two-storey scale of the proposed development, and considered that the proposed development would be out of keeping with the character of development of relatively low-key dormer bungalows in this area. However, it was also considered that this would constitute a new issue in the context of the appeal, and having regard to the substantive reasons for refusal, decided not to pursue this matter further.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 7th July 2016
Fionna O' Regan