



An
Bord
Pleanála

Board Direction
PL17.246868

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 17th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

Reasons and Considerations

1. It is considered that the proposed construction of six number dwelling houses on the subject site would materially contravene condition number 3 of Meath County Council's decision under Register Reference 94/1258 / PL17.096766 which required that prior to the occupation of the first dwelling house the subject site be provided as open space and finished to the satisfaction of the planning authority. The granting of planning permission for the proposed six number dwelling houses would set an undesirable precedent in terms of non-compliance with planning conditions and would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development for 6 number dwelling houses on an existing open space area of land, indicated for use as open space in Register Reference 94/1258 / PL17.096766, would be contrary to policy SOC POL 39 and policy SOC POL 42 of the Meath County Development Plan 2013 – 2019 and policy SOC POL 16 of the Ashbourne LAP 2009. Given the absence of any public open space provision in the scheme the proposal would also be contrary to Section 11.2.2.2 public open space provision requirements for residential developments as per the Meath County Development Plan 2013 – 2019 which requires that ‘Public open space shall be provided for residential development at a minimum of 15% of total site area.’ The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 17.10.16