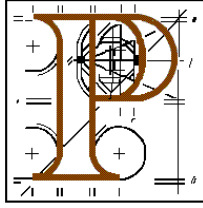


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: AA/150405**

An Bord Pleanála Reference Number: PL 17.245636

**APPEAL** by Sean Brady of Tymoole, Rathfeigh, County Meath against the decision made on the 24<sup>th</sup> day of September, 2015 by Meath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a new detached dwellinghouse with a proprietary wastewater treatment system and percolation area to the rear and associated ancillary boundary revisions at Timoole, Rathfeigh, County Meath.

## 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. The proposed development is located in an area identified as being under strong urban influence in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of Environment, Heritage and Local Government in 2005, and in a “Rural Area Under Strong Urban Influence”, where housing is restricted to persons demonstrating local need, in accordance with the Meath County Development Plan, 2013–2019. On the basis of the documentation submitted in support of the application and the appeal, the Board is not satisfied that the applicant has demonstrated compliance with the housing need criteria as set out in the Guidelines or the Development Plan for a house at this rural location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would be contrary to the provisions of the said Ministerial Guidelines and of the Development Plan. 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 minor rural road that is substandard in terms of its surface condition, width, horizontal alignment and carrying capacity. Having regard to the failure of the applicant to demonstrate a local need for a house in this area, it is considered that the provision of a further dwelling on this substandard road has not been justified, and accordingly would endanger public safety by reason of traffic hazard for road users arising from the additional traffic generated. The proposed 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                      2016.**