

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: NA/150976**

An Bord Pleanála Reference Number: PL 17.245799

**APPEAL** by John McGannon of Cloncullen, Robinstown, County Meath against the decision made on the 4<sup>th</sup> day of November, 2015 by Meath County Council to grant subject to conditions a permission to Hugh Vincent O'Dowd care of Declan Clabby and Associates of Haggard Street, Trim, County Meath.

**PROPOSED DEVELOPMENT:** The erection of a single storey dwelling, domestic garage, domestic entrance and driveway, proprietary wastewater treatment system, polishing filter and bored well together with all associated site works at Cloncullen, Robinstown, 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**

Having regard to the significant pressure for housing along the road the subject of the application and to the substantial amount of housing already existing in this area, which is not zoned for residential development, it is considered that the proposed development would constitute an undesirable pattern of ribbon development, would contravene section 10.5.2 of the Meath County Development Plan 2013-2019, would seriously injure the residential and rural amenities of the area and 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.**