

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: AA/151074**

An Bord Pleanála Reference Number: PL 17.245994

**APPEAL** by Rybo Partnership care of John Spain Associates of 30 Fitzwilliam Place, Dublin against the decision made on the 3<sup>rd</sup> day of December, 2015 by Meath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of 11 number two-storey, semi-detached, three-bedroom houses (with optional ground floor rear annex and optional attic conversion), and three number two-storey, semi-detached, four bedroom houses (with optional attic conversion), together with and all associated site works at Millbourne-Southern-most point of Millbourne Avenue, south of Millbourne Drive (planning register reference number DA13/0728), Millbourne, Ashbourne, 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

The proposed residential development on the subject site would, in the absence of conveniently located alternative public open space, result in a lack of any significant area of public open space within the permitted residential development (planning register reference number DA03/0422) which would seriously detract from the residential amenities of existing and future residents of the area and would contravene the stated objectives in the 2013-2019 Meath County Development Plan which seek a minimum rate of public open space of 15% of total site area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area and if permitted would set an undesirable precedent for other similar-type development in 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.**