

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: LB/151294

An Bord Pleanála Reference Number: PL 17.246203

APPEAL by Gerry McCoy care of Hanley Taite Design Partnership of Virginia Shopping Centre, Virginia, County Cavan against the decision made on the 28th day of January, 2016 by Meath County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a two-storey type dwelling with domestic garage, stables, bell mouth type entrance onto an existing laneway and connections to public wastewater system, together with all associated site works at Julianstown West, Julianstown, 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 location of the site within an area designated as Rural Areas under Strong Urban Influence identified on Map 10.1 of the Meath County Development Plan 2013-2019 where housing is restricted to the housing requirements of persons who are an intrinsic part of the rural community under policy RD POL 1 of the Development Plan, which is considered reasonable and consistent with the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is considered, on the basis of the documentation submitted, that the applicant has not established a rural generated housing need for a dwelling at this location. In the absence of a demonstrable rural housing need, the proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the said Ministerial Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.