

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: AA/160117**

An Bord Pleanála Reference Number: PL 17.246490

**APPEAL** by Fred Kavanagh care of CHC Consulting Engineers of 3 Lime Court, Lime Street, Dublin against the decision made on the 5<sup>th</sup> day of April, 2016 by Meath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of demolition of single storey stable structure of floor area 68.124 square metres and ridge height of 4.35 metres, erection of a bungalow dwelling of floor area 102.69 square metres with a ridge height of 4.93 metres, utilisation of agricultural access as a combined domestic and agricultural access, all at Primatestown, 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

1. Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and exacerbated by existing development including a mobile home on the subject lands, and to Policies RD POL1 and RD POL 2 of the planning authority, as set out in the Meath County Development Plan 2013-2019, which seek to restrict the development of houses in such areas to serve the housing needs of the local rural community, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The development, proposed to be retained would, therefore, be contrary to the Sustainable Rural Housing Guidelines for Planning Authorities and the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted width and poor alignment of the roads in the vicinity of the site, and its proximity to junctions on the N2 National Primary Road where the speed limit of 100 km/h applies, it is considered that deficiencies in the road network in the area would render it unsuitable to carry the increased road traffic that would result from housing development such as that proposed to be retained. The proposed development would, therefore endanger public safety by reason of traffic hazard.

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

**Dated this            day of            2016.**