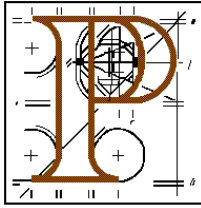


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: NA/160231

An Bord Pleanála Reference Number: PL 17.246583

APPEAL by David Grealley of Lismullen, Tara, County Meath against the decision made on the 3rd day of May, 2016 by Meath County Council to refuse permission.

PROPOSED DEVELOPMENT: Erection of single storey house, detached domestic garage, entrance off public road, proprietary effluent treatment system, soil polishing filter area, and all ancillary site works, all at Ardsallagh, Navan, 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 subject site is located in the open countryside, in an area which would correspond to the rural area type “Area under Strong Urban Influence”, as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. It is also located within an area similarly designated in the Meath County Development Plan, 2013 – 2019, where it is the policy of the planning authority to discourage urban-generated housing and to seek to locate such housing in the larger urban centres or in the towns, villages and other settlements identified in the Settlement Network. On the basis of the submissions made in connection with 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 would be contrary to the provisions of the Development Plan, would be contrary to the said Ministerial Guidelines, and would further erode the rural character of this area and lead to demands for the provision of public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existing pattern of development in this area which is not zoned for residential, 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.

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

Dated this day of 2016.