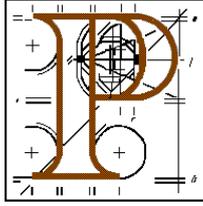


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: AA/151349

An Bord Pleanála Reference Number: PL 17.246868

APPEAL by Quarrycross Limited care of Shay Scanlon Architect of Kilmore, Kilcock, County Meath against the decision made on the 9th day of June, 2016 by Meath County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a housing development of six number two-storey four bedroom semi detached houses, extension of the estate road, all associated services, service connections, landscape, boundary treatment and site development works, all at Tudor Grove, 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. It is considered that the proposed construction of six number dwellinghouses on the subject site would contravene materially condition number 3 attached to the permission granted under planning register reference number 94/1258, appeal reference number PL 17.096766 which required that, prior to the occupation of the first dwellinghouse, the subject site be provided as open space and finished to the satisfaction of the planning authority. The granting of planning permission for the proposed six number dwellinghouses would set an undesirable precedent in terms of non-compliance with planning conditions and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development comprising six number dwellinghouses on an existing open space area of land, indicated for use as open space in permission granted under planning register reference number 94/1258, An Bord Pleanála appeal reference number PL 17.096766, would be contrary to policy SOC POL 39 and policy SOC POL 42 of the Meath County Development Plan 2013 – 2019. Having regard to the absence of any public open space provision in the scheme, it is considered that the proposed development would also be contrary to the requirements in relation to public open space for residential developments as set out in Section 11.2.2.2 of the Meath County Development Plan 2013 – which requires that public open space shall be provided for in residential development at a minimum rate of 15% of total site area. The proposed development would seriously injure the 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.