

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: TA/160410**

An Bord Pleanála Reference Number: PL 17.247266

**APPEAL** by John Shaw of Kilwarden, Kinnefad, County Meath against the decision made on the 26<sup>th</sup> day of August, 2016 by Meath County Council to grant subject to conditions a permission to Jody Quirke care of Darren Bermingham of Killowen, Castlejordan, County Offaly.

**PROPOSED DEVELOPMENT:** Construction of a storey and a half type dwellinghouse, detached garage/fuel store, vehicular entrance, installation of an effluent treatment system/polishing filter and all other associated site works at Kilwarden, Kinnefad, County Meath as amended by the revised notice received by the planning authority on the 3<sup>rd</sup> day of August, 2016.

## 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 the policy of the planning authority as set out in the Meath County Development Plan 2013 - 2019 to control urban sprawl and ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, having regard to the proximity of the appeal site to Kinnegad and the M4 Motorway, it is considered that the proposed development would contribute to the encroachment of random rural development in the area, would encourage and exacerbate the developing pattern of ribbon development along the R161 Regional Road and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within a landscape identified in the Meath County Development Plan 2013 – 2019 as having a high value and a low capacity to accommodate one-off housing. Having regard to the topography of the site, the extensive driveway and hard surfacing and the removal of the front boundary hedgerow, it is considered that the proposed development, by reason of its height, design and bulk, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2017.**