

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Meath County

Planning Register Reference Number: TA/160073

An Bord Pleanála Reference Number: PL 17.246586

APPEAL by Sharon Lynch of 13 Hamilton Place, Trim, County Meath and by others against the decision made on the 25th day of October, 2016 by Meath County Council to grant subject to conditions a permission to John and Janine Byrne care of MCG Designs of Monasteroris, Edenderry, County Offaly.

PROPOSED DEVELOPMENT: Construction of a two-storey detached dwelling, detached domestic garage, new vehicular entrance onto public road, driveway, septic tank and percolation area, landscaping and associated site works at Marshallstown, Kilmessan, County Meath. The proposed development was revised by further public notices received by the planning authority on the 28th day of September, 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. 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. Furthermore, it is the overall goal of the planning authority, under section 10.2 of the current Meath County Development Plan, to ensure that rural-generated housing needs are accommodated in rural areas, subject to satisfying normal planning criteria, and that urban-generated housing needs are to be accommodated within built-up areas. On the basis of the documentation submitted in support of the application and the appeal, including the nature and locations of their employments and their existing ownership of a dwelling, it is considered that the applicants have not demonstrated that they come within the scope of the rural-generated housing need criteria for a house in this rural location, and accordingly the proposed development would represent urban-generated rural housing. The proposed development would consolidate a pattern of suburban type development in an unserved rural area and would, therefore, be contrary to the Ministerial Guidelines, to the provisions of the County Development Plan and to the proper planning and sustainable development of the area.

2. The proposed development is located in an area designated in the current Meath County Development Plan as of high landscape value by virtue of its positive characteristics, sense of place or local associations. It is the strategic policy of the planning authority, as set out in this Plan, to protect the landscape character, quality and local distinctiveness of such landscapes. It is considered that the proposed development, by reason of its scale and bulk, and by reason of its visual dominance within the landscape, would detract from the rural character of the area and from the quality and local distinctiveness of the landscape of the area. The proposed development would, therefore, be visually objectionable, would contravene the provisions of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

3. The site is located on a road which is substandard in terms of the lack of provision of median lines, public footpaths or public lighting, and where adequate sightlines cannot be achieved without the removal of

existing trees and hedgerows (as indicated in submitted documentation). It is therefore considered that the proposed development would endanger public safety by reason of traffic hazard arising from the additional traffic movements that would be generated on this substandard road, and, if sightlines were to be improved, would seriously injure the visual amenities of the area. 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 2017.