

Board Order PL 17.247777

Planning and Development Acts 2000 to 2016

Planning Authority: Meath County Council

Planning Register Reference Number: AA/161081

Appeal by Andrew and Patricia McManus care of Tony Bamford Planning of 127 Lower Baggot Street, Dublin against the decision made on the 23rd day of November, 2016 by Meath County Council to refuse permission.

Proposed Development: Erection of a two-storey dwellinghouse, private entrance, proprietary wastewater treatment system and all ancillary site works at Oberstown, Tara, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with 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

The application site is located in a rural area outside any designated settlement and in a Rural Area under Strong Urban Influence as defined in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, and the Meath County Development Plan 2013 – 2019, where development which is not rurally generated should be more properly located in settlement centres. It is the policy of the planning authority to restrict housing in this area to those who are intrinsically part of the rural community, or who have an occupation predominantly based in the rural community. It is considered, based on the information submitted, that the applicant has not established a site specific rural generated housing need for a dwelling in this location. The proposed development would be contrary to the policy of the said Guidelines and the development plan, would establish a undesirable future precedent 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

2017