



An
Bord
Pleanála

Board Order
PL 17.249404

Planning and Development Acts 2000 to 2017

Planning Authority: Meath County Council

Planning Register Reference Number: RA/170511

Appeal by John Hughes care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin and by Mark Rice, Gregory and Angela Rice care of O'Connor Whelan Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 21st day of September, 2017 by Meath County Council to grant subject to conditions a permission to the said John Hughes in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of 32 number detached, two storey residential dwellings comprising 16 number four bedroom and 16 number five bedroom dwellings together with ancillary car parking (64 number in-curtilage spaces); open space; new vehicular entrance onto the L2223 (Clonee to Clonsilla Road) and associated footpath and cycle path; internal access roads and pedestrian and cycling connections to the development permitted under planning register reference numbers DA/40501 and DA/800769 and all ancillary site infrastructure, landscaping and boundary treatments and all associated site and development works at Williamstown Stud, Clonee, County Meath, as amended by the fur4the public notice received by the planning authority on the 25th day of August, 2017.

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

1. Having regard to the fact that the lands that are the subject of the application for development are not zoned for residential development, and that the only basis for permitting residential development on these lands relates to Objective RES OBJ 6 of the Dunboyne/Clonee/Pace Local Area Plan 2009 – 2015, which stated “To facilitate the completion of the three number phases of the registered ‘Unfinished Estate’ residential development at Williamstown Stud as originally permitted under Meath County Council planning register reference DA/40501...”, and having regard to the fact that the proposed development is materially different to the layout authorised by that planning permission, and does not encompass the entire site of that development, it is considered that the proposed development would represent haphazard and uncoordinated residential development which is not justified by any statutory Development Plan zoning or objective and would, therefore, be contrary to the proper planning and development of the area.

