

Board Order PL 17.249416

Planning and Development Acts 2000 to 2017

Planning Authority: Meath County Council

Planning Register Reference Number: RA/170957

Appeal by Frank Farrell of 16 Parkview, Castleknock, Dublin against the decision made on the 9th day of October, 2017 by Meath County Council to refuse permission to the said Frank Farrell.

Proposed Development: Construction of a storey and a half style residence, wastewater treatment system, sand polishing filter and site development works, all at Derrypatrick, Drumree, 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

Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the Meath County Development Plan 2013-2019, it is considered that the applicant does has not demonstrated compliance with the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random development in the area and would militate against 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.

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

Dated this day of 2018

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