



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: LB/170288

APPEAL by John Kevin Magee and Roisin Magee and others care of April Cottage, Kingsgate, Duleek, County Meath against the decision made on the 25th day of October, 2017 by Meath County Council to grant subject to conditions a permission to Dexol Holdings Limited care of Icon Planning and Designs of Unit 9, Greenhills Industrial Village, Drogheda, County Louth.

Proposed Development: Construction of four number two-storey detached houses, two number two-storey semi-detached houses, new access road and footpaths, landscaping and boundary treatments, car parking and associated site development works at Larrix Street, Kingsgate, Duleek, County Meath. The proposed development was revised by further public notices received by the planning authority on the 5th day of October, 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

Having regard to the prominent location of the site and to the established built form and character of the area, it is considered that the proposed development, by reason of the layout and form of development proposed, would be out of character with the architectural form of the area and that the proposed design is not in accordance with the guidance set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of Environment, Heritage and Local Government in May, 2009 or the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport in 2013. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.