



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: AA/171231

APPEAL by Roderick Brennan care of Rocktop Consulting Limited of Moneyquid, Killeigh, County Offaly and by Rory and Anne Marie McGovern of Coolfore, Ashbourne, County Meath against the decision made on the 13th day of December, 2017 by Meath County Council to grant subject to conditions permission to Patrick Frawley care of Pat Rennicks of 70 Emmet Terrace, Navan, County Meath.

Proposed Development: Erection of a single storey dwelling, inclusive of domestic garage, a proprietary waste water treatment system and percolation area to EPA standards, connection to public water supply, new entrance onto public road and all associated ancillary site development works at Primatestown, Ashbourne, Co. 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 proximity of the applicant's existing house to the appeal site and to permitted development in the area, the Board is not satisfied that the applicant has adequately demonstrated that he has a local housing need, or that his existing house is not capable of being rendered suitable for his particular needs without requiring the construction of an entirely new house within this unzoned rural area which is 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. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and 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.

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

Dated this day of 2018.