



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: KA/191809

APPEAL by Louise Murtagh care of Strand Architects of First Floor, Community Hall, Main Street, Baldoyle, Dublin against the decision made on the 24th day of February, 2020 by Meath County Council to refuse permission to Louise Murtagh.

Proposed Development New single-story dwelling house, the installation of a waste water treatment plant and soil polishing filter, the modification of an existing site entrance gate and all associated site works, all at Faughanhill, Bohermeen, Navan, 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

1. The site of the proposed development is located within an “Area Under Strong Urban Influence”, as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005 and in a “Strong Rural Area”, as set out in the Meath County Development Plan 2013 - 2019. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would establish an undesirable precedent for further development of this type. In addition, the proposed development would be contrary to the policies and objectives, as set out in the Meath County Development Plan 2013 - 2019 (as varied) which seek to provide more sustainable formats of development within the rural area, through supporting the vitality of lower order centres and existing local community facilities including policies/objectives RD POL 4, RD POL 8, RUR DEV SO 5, CS OBJ 10 and RD OBJ 1. Such policies and objectives are considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The design of the proposed development, particularly the dominant hipped roof, is considered to be contrary to the guidance for new dwellings in rural areas, as set out within the Meath Rural Design Guide, Appendix 15 of the Meath County Development Plan 2013 - 2019 (as varied). The proposed development is considered to be at variance with the rural building traditions, would establish an undesirable future precedent, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would materially contravene conditions attached to existing permissions for development, namely, condition number 3 of planning register reference number KA/40669 and condition number 3 of planning register reference number KA/40653 which provide for the sterilisation from any housing or non-agricultural development on the entire remainder of the landholding of which the appeal site forms part. The requirements of such conditions are considered reasonable having regard to the existing level of development in the area.

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

Dated this day of 2020.