



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: AA/200459

APPEAL by GT Horticultural Limited care of Joe Bonner Town Planning Consultant of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 2nd day of July, 2020 by Meath County Council to refuse permission for the proposed development.

Proposed Development: One number 1.5 storey three bedroom dwelling, three number of detached, four bedroom dwellings, (circa 210 square metres) with optional 40 square metres great room to side (all with detached garages circa 35 square metres - 50 square metres) together with upgraded service roads, connections to existing drainage works including sewage treatment system, landscaping and such additional ancillary works at Wotton, The Ward, Ashbourne, 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 is in an unserviced rural area under strong urban influence as identified in the Guidelines for Planning Authorities on Sustainable Rural Housing issued by the Department of the Environment, Heritage and Local Government in April 2005, and where housing is restricted to persons demonstrating local need in accordance with Policy RD POL 1 and Section 10.4 of the current Meath County Development Plan. The proposed development would materially contravene the policies set out in those guidelines and in the development plan to restrict the development of housing in such rural areas. The proposed development would not comply with the housing need criteria as set out in the Guidelines or the development plan for houses at this location. The proposed development would, in conjunction with the existing houses in the area, constitute an excessive density of suburban-style development which 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.

2. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would materially contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The on-site treatment system has not been designed to cater for the increase in population from the proposed development and it is considered that the capacity of the on-site treatment system, taken in conjunction with existing development on the site, would be inadequate for the satisfactory disposal of septic tank effluent and would be prejudicial to public health. It is also considered that the inadequate treatment of effluent would have a detrimental impact on the fish species of the adjoining River Ward due to water pollution and 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 2020.