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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: NA/201185**

**APPEAL** by Hugh Vincent O'Brien care of Joe O'Brien of Aspen House, Curragha, Ashbourne, County Meath against the decision made on the 21<sup>st</sup> day of October, 2020 by Meath County Council to refuse permission.

**Proposed Development:** Permission for cladding in brick or rendered masonry over thermal insulation to existing exterior walls of existing domestic structure; and permission for retention of the existing development as constructed. The development consists of a single storey dwelling of 62 square metres including a kitchen lounge, a sitting room and two bedrooms, each with an ensuite bathroom. The development includes a well, a wastewater treatment unit with a percolation area and a gravel driveway. The dwelling is constructed in timber for cladding with insulation and brick or rendered masonry, all at Cloncullen, Robinstown, County Meath.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

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## 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 significant pressure for housing along the Black Road, and to the substantial amount of housing already existing in this area, which is not zoned for residential development, it is considered that the development proposed to be retained and the proposed development for a stand-alone residential structure would constitute an undesirable pattern of ribbon development and would contravene section 10.5.2 of the current Meath County Development Plan. The development proposed to be retained and the proposed development would seriously injure the rural amenities of the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *5<sup>th</sup>* day of *May* 2021.

