

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/934

APPEAL by John Hughes care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 7th day of July, 2021 by Meath County Council to refuse permission to John Hughes.

Proposed Development Amendments to a previously permitted development under Meath County Council Register Reference RA/191224 (as amended Register Reference RA/200540). The development will comprise the construction of one number additional two-storey, five-bedroom detached dwelling (226 square metres Gross Floor Area) Type A1, permitted elsewhere on the development, on an area of 0.055 hectares, increasing the total permitted number of residential units under Register Reference RA/191224 from 32 number to 33 number. Parking for two number vehicles will be provided in curtilage, and all associated services connections. No further amendments are proposed as a result of this development, all on lands at Williamstown Stud, Clonee, County Meath.

Decision

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

Reasons and Considerations

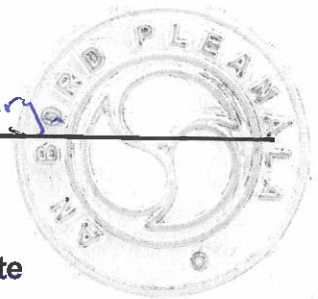
The proposed development for one five-bedroom detached house on lands which are zoned 'RA' would result in an inappropriate form of low-density development with poor connections to community services and adjoining settlements. As such, the proposed development would not be in accordance with national guidance, as set out in the National Planning Framework and the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) issued by the Department of the Environment, Heritage and Local Government in May 2009, which seek to deliver consolidated development at suitable densities. It is also considered that the proposed development would not be in accordance with SH POL 2 and SH POL 5 of the Meath County Development Plan 2021 - 2027 and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *19th* day of *July* 2022.