

An
Bord
Pleanála

Board Order ABP-313644-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/340

Appeal by Gareth Flood and Gill O'Donohue care of G Davenport Architecture and Design of Mooretown, Ratoath, County Meath against the decision made on the 9th day of May, 2022 by Meath County Council to refuse permission to for the proposed development.

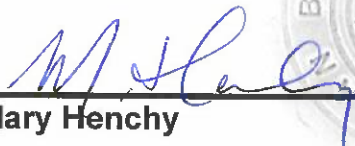
Proposed Development: The construction of a two-storey dwelling house, detached double garage, new wastewater treatment system and percolation area, new vehicular entrance with gates, piers and splayed walls including all associated drainage and landscaping works, all at Elgarstown, Ratoath, County Meath.

Decision

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

Reasons and Considerations

Having regard to the location of the site within a 'Rural Area under Strong Urban Influence' (Area 1), as designated in the Meath County Development Plan 2021-2027, to the expanse of one-off housing and the prevailing pattern of ribbon development in the area, and to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the proposed development would contribute to the encroachment of random rural development in the area, would constitute an excessive concentration and density of development, would exacerbate the pattern of ribbon development, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, thus, be contrary to the provisions of the Meath County Development Plan 2021 - 2027 as they relate to ribbon development, including Policy RD POL 3 which seeks to protect rural area under strong urban influence from falling within the environs of urban centres from urban-generated and unsightly ribbon development and to maintain the identity of these urban areas, and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, which recommends against the creation of ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this *25* day of *September* 2023.