

An
Bord
Pleanála

Board Order ABP-314855-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/1060

Appeal by Chris Murray care of Mark Reilly of Summerhill, County Meath against the decision made on the 20th day of September, 2022 by Meath County Council to refuse permission to Chris Murray.


Proposed Development: Construction of a storey and a half style dwelling house, detached domestic garage, wastewater disposal system, new site entrance 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.

Reasons and Considerations

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. Furthermore, the proposed development would be contrary to the policies and objectives of the Meath County Development Plan 2021-2027 which seeks 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, RUR DEV SO 5, CS OBJ 1 and RD OBJ 1. Taken in conjunction with the existing development in the vicinity, which is characterised by a proliferation of single dwellings, 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 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.



Chris McGarry

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

Dated this 5th day of December 2023.