

An  
Bord  
Pleanála

## Board Order ABP-316058-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

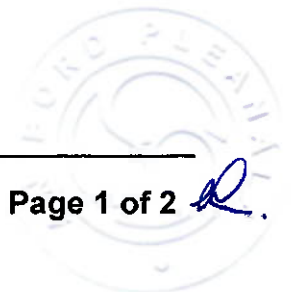
**Planning Register Reference Number: 23/1**

**Appeal** by Kathleen and Bernard Cooke care of DH Architectural of Clownings, Newbridge, County Kildare against the decision made on the 28<sup>th</sup> day of February, 2023 by Meath County Council to refuse permission.

**Proposed Development:** Construction of a three-bedroom single storey dwelling, single storey domestic garage, on-site wastewater treatment system and recessed entrance, along with all associated site development, facilitating and landscaping works, all at Bryanstown, Kilcock, County Meath.

### **Decision**

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



## Reasons and Considerations

Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with section 9.4 of the Meath County Development Plan 2021-2027, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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 also set an undesirable precedent in the area for such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

**Member of An Bord Pleanála**

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

Dated this *19<sup>th</sup>* day of *February* 2024.