



An  
Bord  
Pleanála

**Board Direction**  
**BD-002424-19**  
**ABP-302567-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the layout, scale and design of this mixed-use development, it is considered that the proposed development would produce a cramped and substandard form of development which would result in overdevelopment of the site and would result in:
  - a street layout, with a significant level of parking, which would not be conducive to pedestrian safety and would detract from the public realm and militate against an attractive pedestrian environment,
  - the poor disposition and quality of public open space,
  - the poor integration of the existing woodland and amenity characteristics of the site and adjacent lands into the layout, contrary to relevant policies in the Meath County Development Plan, namely, policy CSA SP 2, NH POL 2, and poor integration with the adjoining Royal Canal green infrastructure amenity network, contrary to policies CER POL 5 and HER POL 4, and
  - the potential negative impact on the archaeological heritage of the site due to an insufficient archaeological analysis of the site.

The proposed development would constitute a substandard form of development, which would generally fail to comply with the overall design approach and requirements, as set out in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (Cities, Towns & Villages) issued by the Department of the Environment, Heritage and Local Government in May 2009, and the 'Design Manual for Urban Roads and Streets' (DMURS) issued by the Department of Transport, Tourism and Sport in 2013. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the zoning objectives of the site as set out in the current Meath County Development Plan, it is considered that the proposed development would not be in accordance with those objectives for the land, with the overall mix proposed supporting town centre (Objective B1), expansion to the detriment of the public open space (Objective F1), tourism (Objective D1) and enterprise/employment generating (Objective E2) zonings on the site, as defined in the county development plan. The proposed development would, therefore, materially contravene the zoning objectives of the site and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/02/2019

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Michelle Fagan

Note: Having regard to the size and nature of the proposed development relative to the existing environment, existing development in Enfield, the adjoining Royal Canal (pNHA), and the archaeological issues arising on the site, and notwithstanding the proposed development is subthreshold with regard to Schedule 5, Part 2 of the PDA

2000 (as amended), the Board considered that given the significant size and nature of the proposed development, that there is significant and realistic doubt as to the likelihood of significant effects on the environment. However, given the substantive reasons for refusal as set out above, the Board did not pursue the matter.

Please attach a copy of the board direction with the board order.