



An
Bord
Pleanála

Board Direction
BD-004372-19
ABP-304744-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2019.

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

Reasons and Considerations

The proposed development by reason of its design, form and layout and its predominance of three and four bedroom houses would result in a low density development that lacks variety in terms of a mix of units, within residentially zoned land in the development boundaries of Navan, contrary to the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual issued by the Department of the Environment, Heritage and Local Government in May 2009. It is considered that the development as proposed results in a poor design concept that results in a lack of integration and connectivity to the open space in particular for the 12 number units fronting onto the local road (L34003) and a lack of permeability for pedestrians and cyclists. Also, that the proposed scheme would be contrary to the provisions of "Project Ireland 2040 - National Planning Framework" issued by the Department of Housing, Planning and Local Government (2018) and the "Design Manual for Urban Roads and Streets" (2019). The proposed development would represent an inefficient and unsustainable use of serviced, zoned land and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/10/2019

Stephen Bohan