



An
Bord
Pleanála

Board Direction
BD-005765-20
ABP-306328-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/05/2020.

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 Sustainable Urban Design Standards for New Apartments Guidelines for Planning Authorities 2018, issued by the Department of Housing , Planning and Local Government, the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009 and the Design Manual for Urban Roads and Streets issued by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in 2019, the policies and objectives in the Meath County Development Plan 2013-2019 and the Navan Development Plan 2009-2015 (as extended) it is considered that, by reason of the response to the site context, that the proposed development and in particular the design, scale, massing and positioning of the apartment block would result in a poorly designed, substandard and unsustainable form of urban development that would cause overlooking, result in a deficit of communal open space and would detract from the character and amenities of the area. Furthermore, the proposed four houses would be provided with inadequate private open space. As such the proposed

development would be contrary to policies HS POL 1 and HS POL 2 of the Meath County Development Plan 2013-2019, would set an undesirable precedent for the Flowerhill Regeneration Area and would seriously injure the amenities of the area including the residential amenity of nearby dwellings and of future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/05/2020

Chris McGarry