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**Board Direction**  
**BD-009035-21**  
**ABP-308231-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/09/2021.

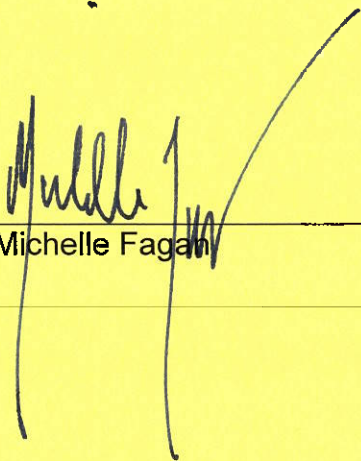
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The proposed development includes re-routing of an existing stream within the site which leads to the River Boyne. Insufficient information is provided as part of the application in relation to the proposed works to the stream and such works are not identified or assessed within the submitted Screening for Appropriate Assessment Report /Natura Impact Statement. The Board is therefore not satisfied, on the basis of the information provided with the application, including the Screening for Appropriate Assessment Report /Natura Impact Statement, that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European site(s) including the River Boyne and River Blackwater SAC (002299), the River Boyne and River Blackwater SPA (004232), the Boyne Estuary SPA (Site Code 004080) and the Boyne Coast and Estuary SAC (Site Code 001957) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission
2. It is the strategic policy of the Meath County Development Plan 2013-2019 (as varied), Slane Written Statement (SP5); "To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS

OBJ 6 of the County Development Plan 2013-2019". The proposed development is predominately located on lands zoned for A2 "New Residential" purposes and qualified as "Residential Phase II (Post 2019)" which are not available for residential development within the life of the Development Plan. The Board considers that the proposed development would therefore materially contravene the residential phasing requirements of the County Development Plan. The rationale for the designation of the lands for Residential Phase II purposes within the Meath County Development Plan 2013-2019 relates to the sequential location of the site, topography and visual impact. Specific design guidance for the site is furthermore set out within Appendix B of the Slane written statement. The Board does not consider that the development as proposed demonstrates a satisfactory resolution of site development constraints in terms of topography and visual impact or compliance with the design guidance set out within the Slane Written Statement. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Michelle Fagan

**Date:** 07/09/2021