



An
Bord
Pleanála

Board Direction
BD-007732-21
ABP-308803-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2021.

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 subject lands are zoned 'A2' in the Meath County Development Plan 2013-2019 as varied, the objective of which is "to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy". The lands are identified as Phase II lands in Variation No. 2 of the County Development Plan where Strategic Policy SP1 seeks to operate an Order of Priority for the release of residential lands with Phase II lands stated as not available for residential development within the life of the Development Plan. Having regard to s.9 (6) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 the Board is precluded from granting permission for the development and therefore permission is refused.

Note:

The applicant should note that there is inadequate information submitted with the application in relation to sightlines and traffic calming measures along the R150, as well as in relation to the safety of the proposed cycle infrastructure along the R150. These matters should be addressed in any subsequent application on this site. The applicant is also advised that a robust justification for the proposed mix of units should also be included with any subsequent application, or a revised mix of units proposed.

Board Member

Date: 23/03/2021

Paul Hyde