



An
Bord
Pleanála

Board Direction
BD-008202-21
ABP-309428-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2021.

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 fails to comply with the G1 zoning objective which applies to the site under the Meath County Development Plan 2013-2019, under which it is an objective '*To provide for necessary community, social and educational facilities.*' The development does not include the provision of dedicated retirement resident supporting services and facilities on site, and, as such, is considered to be a standard residential development in nature, rather than a retirement village. To permit residential development on the site would fail to comply with the Core Strategy of the current county development plan, which outlines that 'in order to ensure towns and villages grow at a suitable and sustainable scale...measures must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres complies with that shown in Table 2.4.' The proposed development would, therefore, be contrary to the core strategy of the county development plan and, as such, would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of the layout proposed, excessive carriageway and perpendicular parking bay width, quantum and quality of public

open spaces proposed and proximity to the western site boundary, would fail to provide for a high quality development of the subject site, would be contrary to the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Terry Prendergast
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Date: 19/05/2021