

An
Bord
Pleanála

Board Direction
BD-009195-21
ABP-309648-21

The submissions on this file and the Inspector's report were considered at Board meetings held on 30/08/21 and 06/10/2021.

The Board decided to refuse permission for the following reasons and considerations.

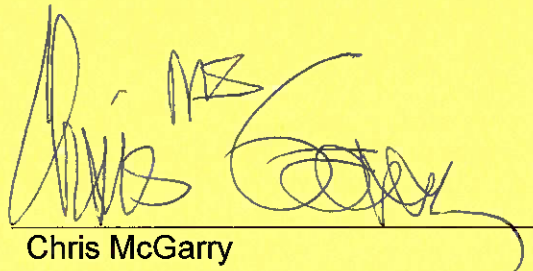
Reasons and Considerations

The development site comprises serviced zoned land, within the development boundary of Ratoath, which is designated as a small town in the settlement strategy set out in the Meath County Development Plan 2013-2019 and which states at Table 2.4 that residential development within Ratoath is projected at an average 25 units per hectare. Furthermore, the Ministerial Guidelines, '*Sustainable Residential Development In Urban Areas, Guidelines for Planning Authorities*' published by the Department of the Environment, Heritage and Local Government, in May 2009, state that within infill locations a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings and the need to provide residential infill. In view of the above, it is considered that the size of the subject site, at just under one hectare, would enable a more appropriate density of development to be accommodated, while ensuring reasonable protection of existing amenity in the environs, through high quality design and layout and that the current proposed development would provide an insufficient density of development at this location, which would constitute underutilisation of this residential zoned site, would be contrary to the relevant provisions of the Meath County Development Plan 2013-2019 and the the Ratoath Local Area Plan and would be contrary to the Ministerial

Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted and agreed with the commentary of the Inspector that the density of the proposed development was well below the recommended density. However, the Board did not share the view of the Inspector that given the infill nature of the site and the prevailing density, that the lower density could be considered in this instance, as in the opinion of the Board this would not reflect the relevant provisions of the Ministerial Guidelines or the statutory development plan for the area and that such a low density would constitute underutilisation of this residentially zoned site.

Board Member



Chris McGarry

Date: 06/10/2021