



An
Bord
Pleanála

Board Direction
BD-010217-22
ABP-310884-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2022.

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

Reasons and Considerations

Having regard to;

- the identification of Navan as a Key Town within the Meath County Development Plan 2021-2027,
- the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, 2009) which recommends net densities of 35-50 dwellings per hectare in larger towns,
- the location of the site within C1 Mixed Use zoned lands within the Clonmagaddan Masterplan Area (Master Plan 4) of the Meath County Development Plan 2021-2027,
- the planning history of the site and the overall masterplan area, and
- the relevant objectives and policies of the Meath County Development Plan 2021-2027, in particular DM OBJ 14 which encourages a density of between 35-45 units per hectare for Key Towns, and DM POL 6 which requires that the unit typologies proposed provide a sufficient unit mix

the Board considered that the density and the mix of units for the proposed development was not in accordance with National Guidelines and policies DM OBJ 14 and DM POL 6 of the Meath County Development Plan 2021-2027. The proposed development, would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the density and mix of units in the overall residential development permitted under NA/181326, and in the proposed development under consideration, and considered that the acceptability and compliance of the density and mix of units within the permitted development relied upon the inclusion of the apartment block. Furthermore, the Board considered that the proposed replacement of the permitted apartment block with a lower density housing development with considerably less 1-bed and 2-bed units, would represent a poor utilisation of zoned serviced land in this Key Town and would, therefore, be contrary to National Guidelines and to the relevant provisions of the Meath County Development Plan 2021-2027 as they pertain to density and unit mix. The Board concluded that the proposed development was not in accordance with the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald
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Date: 11/03/2022