

An
Bord
Pleanála

Board Direction
BD-013692-23
ABP-311978-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/09/2023.

The Board, by way of a majority vote (2:1), decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

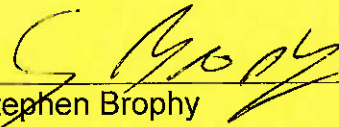
Reasons and Considerations

The board did not share the inspector's view that the impact on the character and setting of the adjacent Protected Structure and the National Monument was so significant as to warrant a refusal, and was satisfied that the mitigation proposed by the developer at Further Information stage, along with measures identified in the accompanying archaeological impact assessment would be sufficient to address this matter. Nevertheless, the Board considered as follows:

1. With regard to the 'GI – Community Infrastructure' zoning on the site, which the Board determined was the active zoning on the day of its decision. The board noted the objective associated with this zoning in the Meath County Development Plan 2021-2027 (as varied), which is '*To provide for necessary community, social, and educational facilities*', and considered that a residential development along with associated open space, roads and ancillary development utilising the entirety of the site, would not meet the zoning objective. In arriving at this view the board noted the provisions of the County Development Plan, in particular section 11.14.4 which provides that "*open for consideration use is one which may be permitted where the Council*

is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on any permitted uses...". The board considered that community, social and education facilities could not be provided on the site were the proposed development to proceed, and accordingly concluded that the proposed development was therefore contrary to the provisions of the County Development Plan, and to the principles of proper planning and sustainable development.

Board Member


Stephen Brophy

Date: 12/09/2023