

An
Bord
Pleanála

Board Direction
BD-015370-24
ABP-313246-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.


Reasons and Considerations

It is considered that the proposed development by reason of its siting, layout, form, design and failure to provide adequate amenity space would conflict with the provisions of policy SH POL 12 of the Meath County Development Plan 2021-2027 and its failure to comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS) would result in a substandard residential development and would seriously injure the residential amenity of future residents of the proposed development. Therefore, the development would create an undesirable future precedent for similar types of developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

NOTE: The Board considered that appropriate service connections of this residentially zoned land within the designated development boundary of Slane remained unresolved. In particular, the Board considered that the optimum solution for wastewater disposal from the site was via connection to the public foul sewer network and not a private on-site wastewater treatment system. Furthermore, the pedestrian infrastructure connecting this site to Slane village centre was inadequate/incomplete and would generate pedestrian movements along the public carriage endangering traffic/pedestrian safety. Having regard to the substantive

reason for refusal the Board decided not to pursue these site service issues at this time.

Board Member



Date: 12/02/2024

Peter Mullan