

An  
Bord  
Pleanála

**Board Direction**  
**BD-012932-23**  
**ABP-313380-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/07/2023.

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

#### **Reasons and Considerations**

1. Having regard to the planning history of the site, namely Meath County Council planning reference No.99/2617, wherein the proposed development is shown to be located on land identified as public open space, it is considered that the proposed development would, if permitted, materially contravene the terms of planning reference 99/2617, as the proposed development would encroach on lands which have been designated as public open space for Balreask Manor.  
  
It is therefore considered that the proposed development would, through the loss of established public open space, seriously injure the residential amenities of residents of Balreask Manor, contrary to the residential zoning objective for the area which seeks '*To protect and enhance the amenity and character of existing residential communities*'  
  
The proposed development and the undesirable precedent it would set for similar type developments in this residential estate would therefore be contrary to the planning and sustainable development of the area

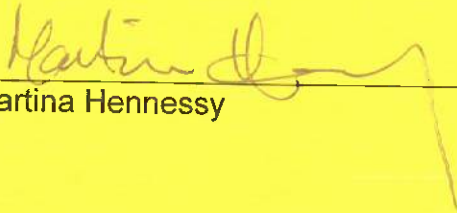
2. Having regard to the location of the site within the established residential development of Balreask Manor, the planning history of Balreask Manor which provides for a direct access from the R161 Regional Road (Trim Road) to zoned lands to the west (Masterplan 13) via the proposed development site, and the layout of the proposed development, it is considered the proposed development would result in the loss of a direct access link between the Balreask Manor and Masterplan 13 lands to the west, thereby reducing the level of connectivity and permeability between existing and planned residential areas.

The proposed development would therefore be prejudicial to the development of Masterplan (MP) No.13 lands and to the amenities of existing and future residents of the area. Furthermore, it is considered that the proposed development would be contrary to the principles of good urban design as set out in the Urban Design Manual 2009, to the requirements of the Design Manual for Urban Roads and Streets (DMURS) and to the provisions of the Meath County Development Plan, which are considered reasonable, namely DM POL 4 which requires that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof; DM OBJ 22 which states that *the design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc* and SH POL 3 which seeks *“To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.*

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

Note: The Board also considered that the information provided with the application had not satisfactorily addressed the matter of the potential impact of the proposed development on the route of a planned strategic foul sewer which is required to facilitate housing development on lands to the west of the subject site. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

**Board Member**

  
Martina Hennessy

**Date:** 19/07/2023

