



An  
Bord  
Pleanála

**Board Direction**  
**BD-015302-24**  
**ABP-314042-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the suitability of the site, the pattern of development in the vicinity, national regional and local policy, including the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, in relation to multi unit residential developments, that subject to compliance with the conditions below the proposed development would not seriously injure the visual amenities of the area or the residential amenities of the properties in the vicinity, would not likely to have significant effects on the environment or the ecology of the area. The proposed development would therefore in accordance, with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered The Meath County Development Plan the density appropriate given the totality of the development as a whole as opposed to per phase and the requirements on the developer to respond to the characteristics of the site the developments compliance with SH OB10 and SUM OBJ01, SUM OBJ11, SUM OBJ12, SUM OBJ14 and SUM OBJ15 of the Meath County Development Plan 2021-2027 and Summerhill (Written Statement and Maps for Summerhill, Volume 2).

**Conditions:**

As per Conditions 1 – 20 of PA grant 21/1861 of 12<sup>th</sup> May 2022.

**Board Member**



Liam Bergin

**Date:** 01/02/2024