

An
Bord
Pleanála

Board Direction
BD-013785-23
ABP-314703-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2023.

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

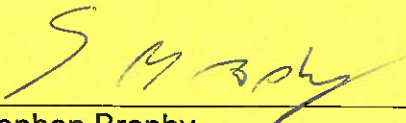
Reasons and Considerations

1. The site is located on lands where three land use zoning objectives in the *Meath County Development Plan, 2021-2027*, apply. These zoning objectives are 'A1' Existing Residential, 'A2' New Residential and 'F1' Open space and the extent of these zonings are mapped on the *Kilcock Environs Combined Land Use Zoning Map*. The 'A2' New Residential zonings within the site are identified as '*A2 Phasing – Residential land not available for development until post 2027*'. The board considered that the proposed development on A2 zoned land, and aspects of the proposed development on F1 zoned land would be contrary to the provisions of the County Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The county development plan housing allocation to Kilcock Environs provides for no additional housing allocation be made to the area over the lifetime of the plan, notwithstanding the policy objective in Kil OBJ 2, *to support and facilitate the residential development of the Kilcock Environs having regard to its proximity to the town centre and available amenities*. The proposed development exceeds the Core Strategy allocation for Kilcock and so would be contrary to County Development Plan objective CS OBJ 07, which requires that

this allocation not be exceeded and would be contrary to the proper planning and sustainable development of the area.

3. The current zonings of the site were subject to a *Strategic Flood Risk Assessment*, in the *Meath County Development Plan, 2021-2027*. This assessment states that the final details of the Flood Zones pertaining to the site as a result of the new flood relief scheme works were not available when the zoning extents were mapped and so not included in the assessment. It is considered that the extent of 'A2' zoned land needs to be reconciled with a Flood Risk Assessment to enable reliance on the zoning and if necessary, that the internal road network is subject to a Justification Test by the Applicant, as set out in the *Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009*. In the absence of such reconciliation and/or a Justification Test for the internal road network, the Board is not satisfied that the access roads of the proposed development would not be at risk of flooding. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
4. Given the proximity of the proposed neighbourhood centre to the town centre, in the absence of a retail impact statement, the board could not be satisfied that the proposed development would not undermine the vitality and viability of the retail function of the town centre. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 18/09/2023