



An  
Bord  
Pleanála

**Board Direction**  
**BD-015355-24**  
**ABP-315009-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2024.

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

### **Reasons and Considerations**

1. It is an objective (TRM OBJ 3) of the Trim Written Statement (2021-2027) for a Master Plan to be agreed with the Executive of the Planning Authority prior to the lodgement of any planning application for the site (MP 30) and surrounding lands. In the absence of an agreed Master Plan, the proposed development is considered to be in conflict with this policy objective and the proposal is therefore premature pending its formal agreement (MP30). Further to this, the proposed development is considered to be contrary to TRM OBJ 14 (RT4) of the Written Statement as it fails to preserve and secure from further development a corridor for the provision a local distributor road link between the Kinnegad Road and the Longwood Road, given that it is required to be provided as part of a Master Plan for these lands. The development as proposed would serve to prejudice the orderly development of the overall Master Plan area in tandem with the necessary road infrastructure (RT 4). For these reasons, the proposed development fails to accord with the policy provisions of the Meath County Development Plan, 2021-2027 and would therefore be contrary to the proper planning and sustainable development of the area.
2. The substantial proportion of the proposed development's public open space

appears to be located on lands zoned G1 (Community Infrastructure) of the Meath County Development Plan, 2021-2027. Policy objective DM OBJ 26 of the Plan requires public open space for residential development to be provided at a minimum rate of 15% of total site area. However, in all cases, lands zoned G1 Community Infrastructure cannot be included as part of the 15%. Given the quantum of the development's public open space on G1 zoned land, the proposed development is considered to be contrary to the relevant provisions of the County Development Plan. In addition, the provision of an access road through the site to serve the lands to the south site negatively impacts on the useability and functionality of this space. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Peter Mullan

**Date:** 07/02/2024